



6 Appian Way

Bracebridge Heath, LN4 2UP



Book a Viewing!

£285,000

An attractive Four Bedroom Detached Family Home, well positioned within the highly sought-after village of Bracebridge Heath. The property offers spacious and versatile accommodation throughout, including Two Reception Areas, Kitchen with separate Utility Room and En-Suite to the Master Bedroom. There are generous gardens, ample driveway parking, and an integral garage. Ideal for families looking for village living with excellent access to local amenities and Lincoln city centre. Accommodation comprises of: Entrance Hall, Lounge, Dining Area, Kitchen, Utility Room, Downstairs WC, First Floor Landing, Master Bedroom with En-Suite, Three Further Bedrooms, Family Bathroom and single garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, takeaways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



ENTRANCE HALL

The property is entered via a useful porch into a welcoming hallway with laminate flooring, radiator and stairs rising to the first floor.

LOUNGE

13' 5" x 13' 5" max" (4.09m x 4.09m) A bright and comfortable reception room featuring an electric fireplace with mantel surround, radiator, and UPVC double glazed window to the front aspect. There is an open archway access through to the dining area, creating a natural flow for family living and entertaining.

DINING ROOM

9' 2" x 8' 1" (2.79m x 2.46m) With laminate flooring, radiator, and UPVC double glazed French doors leading directly out to the rear patio and garden, this space is ideal for family meals or hosting guests.



KITCHEN

9' 1" x 11' 9" (2.77m x 3.58m) Fitted with a range of base units and worktops, stainless steel sink with hot and cold mixer tap, space for fridge freezer, and laminate flooring. The kitchen enjoys direct access to the utility room for added convenience.

UTILITY ROOM

Providing additional worktop, spaces for washing machine and dryer, radiator, laminate flooring continues, and doors leading to the rear garden, kitchen, and downstairs WC.

DOWNSTAIRS WC

Comprising of pedestal wash hand basin, WC, radiator, extractor fan, laminate flooring and UPVC double glazed window to the side aspect.

FIRST FLOOR LANDING

The landing gives access to the loft, four bedrooms, and the family bathroom.



BEDROOM 1

11' 4" x 13' 4" max" (3.45m x 4.06m) A generously sized double bedroom with laminate flooring, UPVC double glazed window to the front aspect, cupboard housing the hot water tank and access to the private en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with shower cubicle, WC, upright chrome towel radiator, lino flooring, wash hand basin, radiator, UPVC double glazed window to the front aspect and tiled wall splashbacks.

BEDROOM 2

11' 6" x 9' 5" (3.51m x 2.87m) A further double bedroom with UPVC double glazed window to the rear aspect and radiator.

BEDROOM 3

13' 2" max" x 8' 9" max" (4.01m x 2.67m) Another double room with laminate flooring, radiator, and UPVC double glazed window to the rear aspect.





BEDROOM 4
8' 9 max" x 8' 9 max" (2.67m x 2.67m) A versatile room with two UPVC double glazed windows to the front and side aspects, built-in eaves storage, laminate flooring and radiator.

FAMILY BATHROOM
Fitted with a three-piece suite comprising of bath with shower over, WC, wash basin, tiled splashbacks, lino flooring, extractor fan and UPVC frosted double glazed window unit to the rear aspect.

OUTSIDE
The property enjoys a generous rear garden, mainly laid to lawn with a patio seating area, perfect for outdoor dining and entertaining. A gated side entrance offers additional practicality. To the front, a driveway provides off-street parking for multiple vehicles and leads to the attached single garage with power, lighting, water, and manual up-and-over door.



WEBSITE
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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Ground Floor



First Floor



Total area: approx. 110.3 sq. metres (1187.3 sq. feet)
6 Appian way

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

