



## 17 Medland Drive

Bracebridge Heath, Lincoln, LN4 2FS

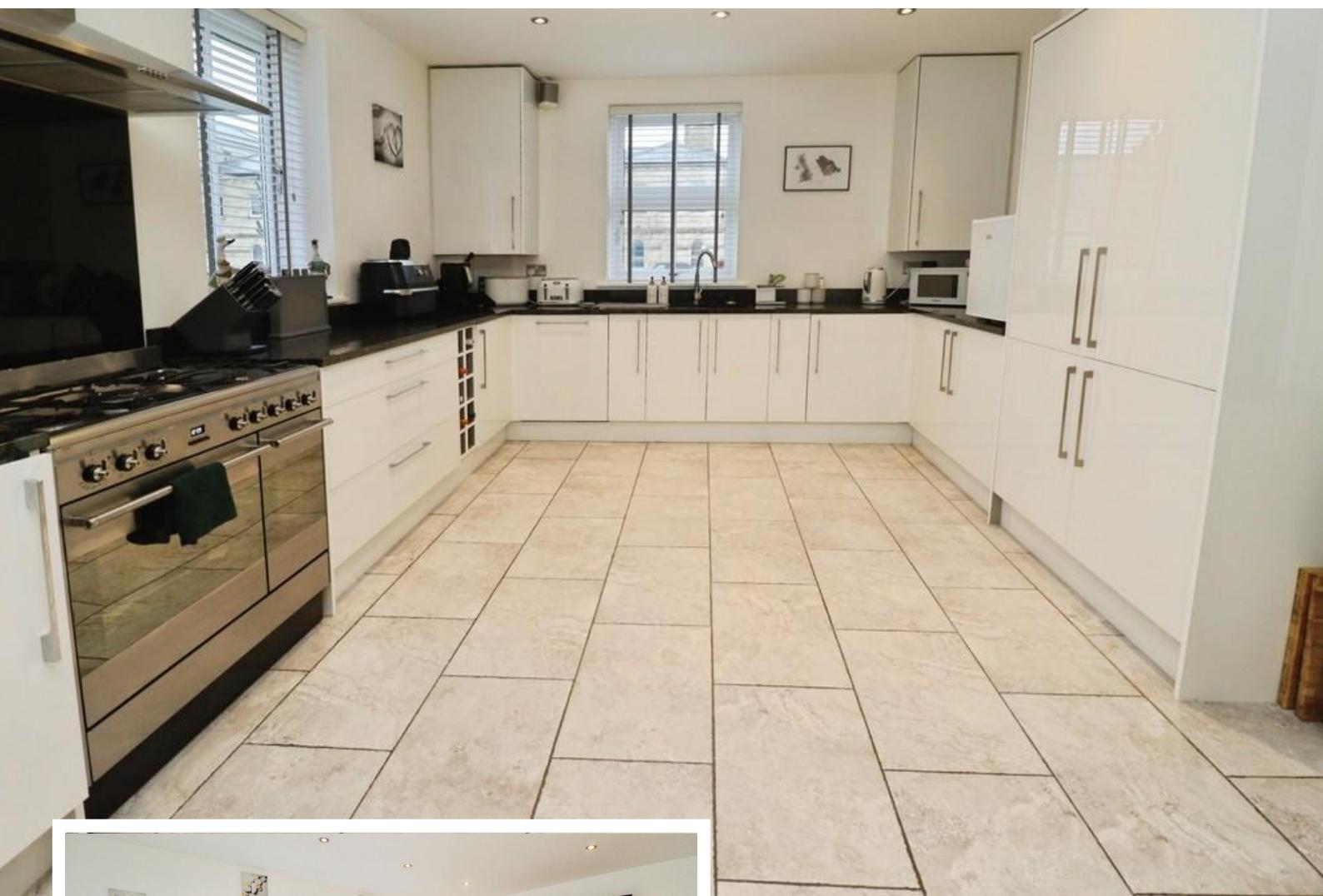


Book a Viewing!

**£410,000**

An executive and contemporary four bedroom detached residence, superbly positioned within the highly sought after village of Bracebridge Heath, just a short distance from the historic Cathedral City of Lincoln. The property offers spacious, immaculate and high quality living accommodation comprising an impressive Entrance Hall, Cloakroom/WC, elegant Lounge and a modern Open Plan Kitchen/Dining Room. To the First Floor there is a landing which leads to four generous double Bedrooms, including a principal Bedroom with En-suite Shower Room, together with a stylish four piece family Bathroom. Externally, the property enjoys an enclosed rear garden, a secure gated driveway providing parking for multiple vehicles and a detached double garage. Early viewing is highly recommended to fully appreciate the specification, space and location this exceptional family home has to offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

Annual Service Charge Amount - £430.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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.



## ACCOMMODATION

### HALL

With staircase to the first floor, cloaks cupboard, tiled flooring with underfloor heating and spotlights.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls and tiled flooring with underfloor heating.

### KITCHEN/DINING ROOM

22' 5" x 12' 5" (6.85m x 3.80m) Fitted with a modern range of wall and base units with work surfaces over, undermount 1½ stainless steel bowl sink with side drainer and mixer tap over, integrated fridge freezer, washing machine and dishwasher, space for Range cooker, cupboard housing the wall mounted gas fired central heating boiler, tiled flooring with underfloor heating, spotlights, radiator, double glazed windows to the front and side aspect and door to the rear garden.

### LOUNGE

17' 10" x 16' 10" (5.45m x 5.15m) With double glazed French doors to the rear garden, spotlights and underfloor heating.

### FIRST FLOOR LANDING

With large storage cupboard, loft access point, double glazed window to the side aspect, spotlights and radiator.

### BEDROOM 1

12' 7" x 12' 3" (3.84m x 3.75m) With double glazed window to the front aspect, spotlights and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the side aspect.

### BEDROOM 2

13' 9" x 8' 2" (4.20m x 2.50m) With double glazed window to the rear aspect, spotlights and radiator.

### BEDROOM 3

12' 7 (max)" x 8' 5" (3.84m x 2.57m) With double glazed window to the rear aspect, spotlights and radiator.

### BEDROOM 4

8' 5" x 6' 6" (2.57m x 2.00m) With a range of Sharpe's fitted wardrobes, built-in desk, double glazed window to the front aspect, spotlights and radiator.

### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the side aspect.





## OUTSIDE

There is a side secure gated driveway, shared with one neighbouring property, providing access to a private gravelled driveway giving off street parking for multiple vehicles and access to the double garage. The detached double garage has twin up and over electric doors, light and power. To the rear of the property there is an enclosed garden laid mainly to artificial lawn with patio seating area.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

### REFERRED FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHL, J Walker and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

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.

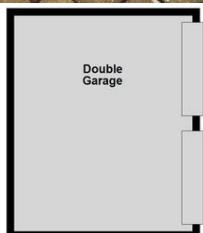
### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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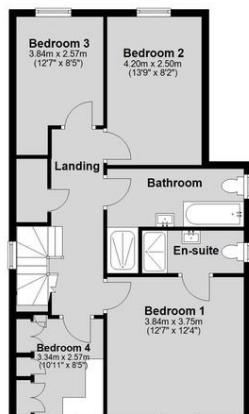


**Ground Floor**  
Approx. 94.7 sq. metres (1018.9 sq. feet)



Total area: approx. 160.2 sq. metres (1724.0 sq. feet)

**First Floor**  
Approx. 65.5 sq. metres (705.0 sq. feet)



**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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