



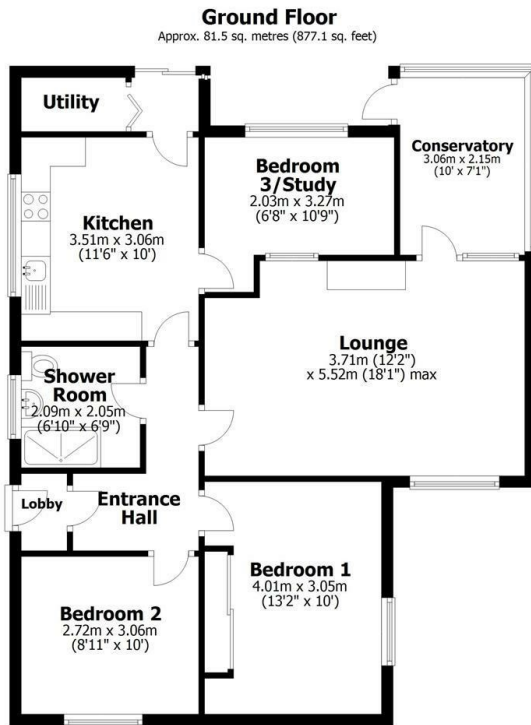
# the agent



## 27 Hillman Close, Bracebridge Heath, Lincoln, LN4 2QR

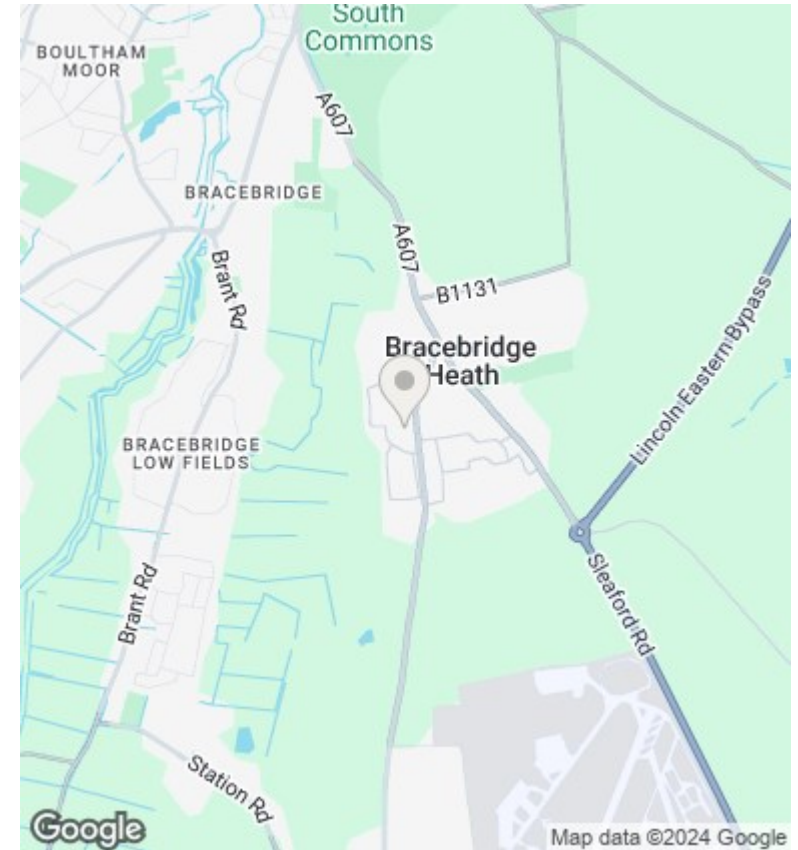
Asking Price £250,000

- Detached 2/3 Bedroom Bungalow
- 3.15 KW Solar Panels with 5 KW Battery Storage
- Mature Front and Rear Gardens
- EPC Rating B - Council Tax Band C
- Conservatory
- Air Conditioning in Lounge and Master Bedroom
- Detached Single Garage and large Shed
- Shower Room
- Quiet Cul de Sac Location
- No Onward Chain



Total area: approx. 81.5 sq. metres (877.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	