



- Detached Family Home
- Immaculately Presented Throughout
- 3 Bedrooms, Master En-Suite
- 17'9" Lounge & 14'6" Kitchen Diner
- Gym/Home Office
- Pleasant Garden With Covered Seating Area
- Driveway For 3 Cars
- CHAIN FREE!

Watling Close, Bracebridge Heath, LN4 2BD,
Guide Price £250,000 - £255,000





DETACHED HOUSE WITH CONVERTED GARAGE! Starkey&Brown are pleased to offer for sale this stylish and immaculately presented detached house located within the ever popular village of Bracebridge Heath. The property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, ground floor WC, 17'9" lounge, 14'6" kitchen diner with French doors to the rear, first floor landing, 3 well-proportioned bedrooms, en-suite shower room to master bedroom and luxury shower room. Outside the property has driveway with space for several vehicles, garage which has been partially converted to provide a home office/gym with French doors overlooking the garden and pleasant enclosed garden with outdoor covered seating area. Call today to view! Council tax band: C. Freehold.



Entrance Hallway

Having front entrance door, attractive wooden flooring, radiator and door into lounge.

Ground Floor WC

Having low level WC, pedestal wash hand basin, attractive wooden flooring and radiator.

Lounge

17' 9" max x 14' 6" max (5.41m x 4.42m)

Having radiator and stairs rising to first floor.

Kitchen Diner

14' 6" x 9' 0" (4.42m x 2.74m)

Having a range of matching wall and base units, concealed pelmet lighting, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, laminate wood effect flooring, radiator, understairs storage cupboard and French doors leading into covered outdoor seating area.

First Floor Landing

Having airing cupboard housing hot water cylinder and access to loft.

Master Bedroom

11' 6" x 15' 1" (3.50m x 4.59m)

Having built-in wardrobe and radiator.

En-Suite Shower Room

Having been re-modelled in recent years and having luxury 3 piece suite comprising large tiled shower cubicle with mains fed rainfall shower and glass shower door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, electric shaver point, LED downlights and extractor.

Bedroom 2

10' 6" x 8' 5" max (3.20m x 2.56m)

Having radiator.

Bedroom 3

8' 9" x 5' 10" (2.66m x 1.78m)

Having radiator.

Shower Room

Having been remodelled in recent years and having luxury 3 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower screen, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there is a gravelled garden area and driveway at side with space for several vehicles leading to garden store (originally part of the garage). Gate at side leading to rear garden.

Outside Rear

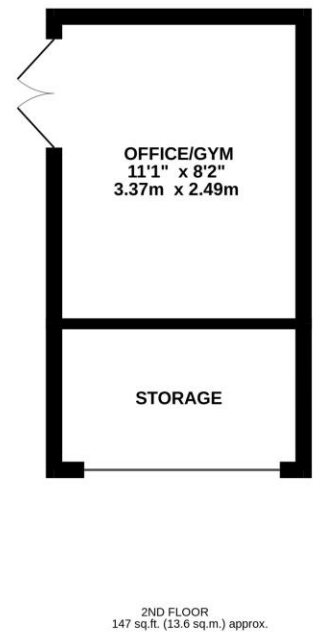
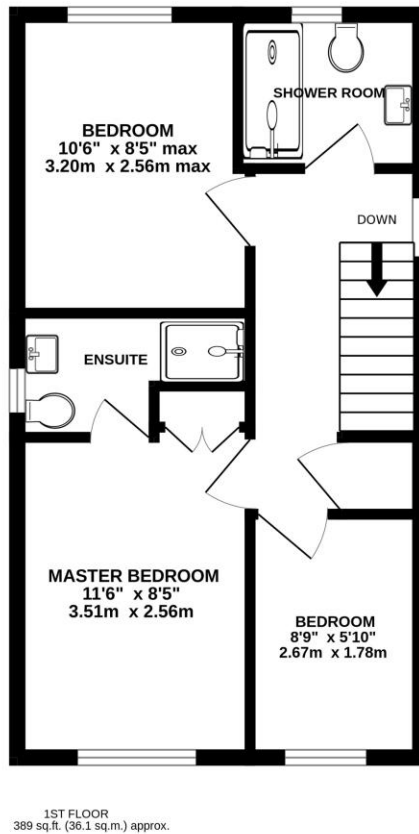
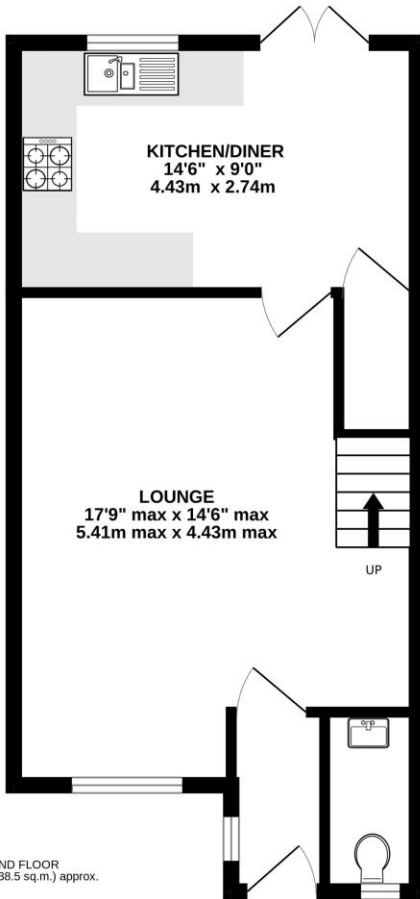
To the rear of the property there is a fully enclosed low maintenance garden comprising gravelled and paved patio areas, covered outdoor seating area, outside lighting, outside power point and cold water tap.

Gym/Home Office

11' 1" x 8' 2" (3.38m x 2.49m)

Having being originally part of the garage. Having power and light, plastered and insulated dimmer downlights and French doors overlooking the garden.





TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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