



- Modern Family Home
- Extended Detached House
- 4 Bedrooms
- 26'11" Kitchen Diner With Media Wall
- Master En-Suite & Family Bathroom
- Lawned Rear Garden
- Cul-De-Sac Position
- Walking Distance To LSST Priory

Rochester Close, Bracebridge Heath, LN4 2UN,  
Guide Price £320,000 - £330,000







Situated in the popular village of Bracebridge Heath is this large family home. The ground floor comes with an extended kitchen diner measuring 26'11" max with media wall finished with venetian plaster, with a range of eye and base level units with integral appliances finished with oak worktops, utility room, bay fronted lounge and a downstairs WC is all accessed via a welcoming entrance hall. Rising to the first floor are 3 double bedrooms with built-in wardrobes and storage cupboards, with the master featuring 2 double glazed windows and it's own private en-suite, bedroom 4 measuring 9'7" x 6'6" and a 3 piece family bathroom, a boarded loft with insulation, partial boarding and ladder access. To the rear of the property there is a landscaped garden being mainly laid to lawn with timber decking area and 2 timber built garden sheds both having power. To the front of the property there is ample parking provision. Further benefits of the property includes a gas combination boiler and uPVC double glazing throughout. Bracebridge Heath has a range of essential amenities this includes regular bus service to and from the Cathedral city of Lincoln, a number of retail and takeaway, schooling at primary level and the Ofsted 'outstanding' LSST priory. For further details contact Starkey&Brown. Council tax band: D. Freehold.



## Entrance Hall

Having wood effect laminate flooring, stairs rising to first floor and radiator. Access to:

## Cloakroom Area

Provides additional access to:

## Downstairs WC

Having low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to front aspect and radiator.

## Kitchen Diner

26' 11" max to false wall x 11' 5" max (8.20m x 3.48m)

Having a range of eye and base level units with counter oak worktops, appliances to remain such as rangemaster kitchener 100, ceramic sink and drainer unit, integral dishwasher, fridge freezer stay as filters are connected to mains water supply. Dining Area Having media wall with venetian plaster finish, classic radiator and 4 panelled bi-folding doors with fitted blinds.

## Utility Room

7' 1" x 7' 2" (2.16m x 2.18m)

Having a range of base and eye level units with laminate worktops, space and plumbing for laundry appliances, sink and drainer unit, consumer unit, radiator and uPVC double glazed window to side aspect.

## Lounge

11' 2" plus bay x 13' 5" (3.40m x 4.09m)

Having feature gas fireplace, 1 uPVC double glazed window to side aspect, 1 uPVC double glazed bay window to front aspect and radiator.

## First Floor Landing

Having radiator, uPVC double glazed window to front aspect, airing cupboard housing the gas combination boiler and loft access (partially boarded, insulated and pull down ladder).

## Master Bedroom

12' 3" x 13' 5" max (3.73m x 4.09m)

Having built-in wardrobes, uPVC double glazed window to front and side aspect plus access to:

## En-Suite

4' 11" x 6' 0" max into shower (1.50m x 1.83m)

Having shower cubicle, low level WC, pedestal hand wash basin unit, extractor unit, low level WC, shaver point, uPVC double glazed obscured window to side aspect and chrome heated hand towel rail.

## Bedroom 2

12' 11" x 8' 3" (3.93m x 2.51m)

Having uPVC double glazed window to front aspect, radiator and built-in storage cupboard.

## Bedroom 3

9' 8" x 9' 0" (2.94m x 2.74m)

Having uPVC double glazed window to rear aspect, radiator and built-in storage cupboard.

## Bedroom 4

6' 6" x 9' 7" (1.98m x 2.92m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

Having 'P' shaped bath with rainfall showerhead over, chrome heated hand towel rail, pedestal hand wash basin unit, low level WC, extractor unit, uPVC double glazed obscured window to side aspect and full tiled surround.

## Outside Rear

Being enclosed with fenced perimeters, having a timber decking area, 2 timber built garden sheds (both with power), separate power access and outside water source. Side access to the front of the property being mostly laid to lawn with a raised flowerbed.

## Outside Front

Block paved with storm porch entrance and a small lawned garden.

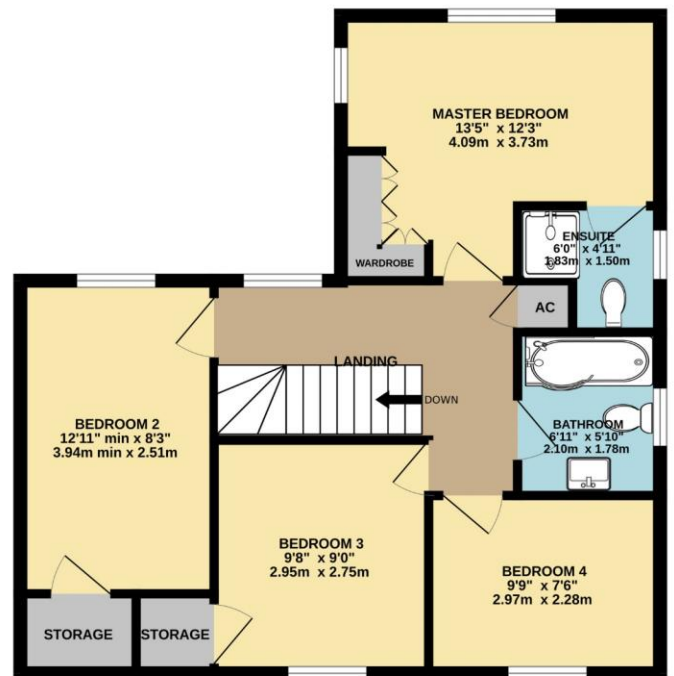
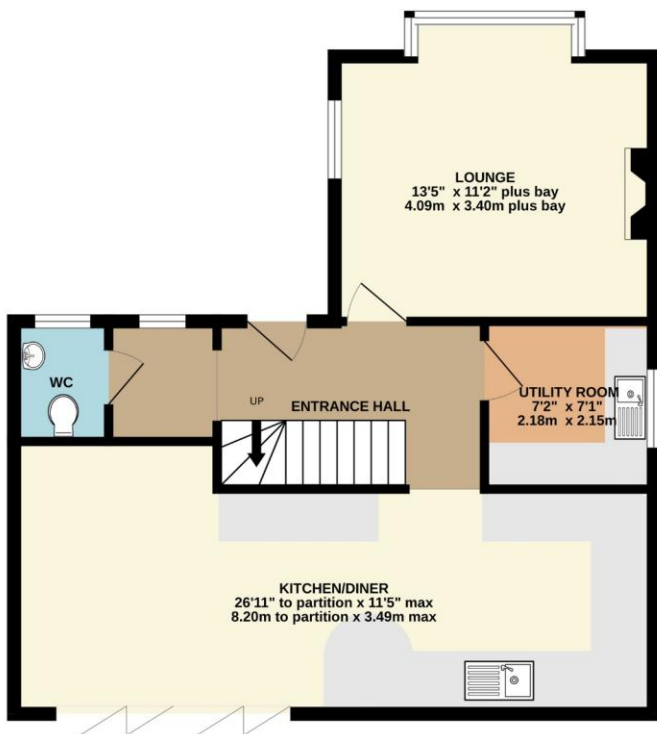






GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.1 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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