



- Semi-Detached House
- 3 Bedrooms
- Extensive Front Plot
- 15'5 Lounge
- Kitchen Diner
- Driveway Parking
- Single Garage
- No Onward Chain!

Mareham Close, Bracebridge Heath, LN4 2SZ,
£190,000





Offered for sale with no onward chain is this 3 bedroom semi-detached house located in the popular village of Bracebridge Heath. Boasting extensive front plot the property comes with a 15'5 lounge and a kitchen diner with a range of fitted units with subway tiled surround with space and plumbing for appliances. Rising to the first floor are 2 double bedrooms and a third bedroom which measures 7'2 x 5'9 min measurements, all bedrooms benefits from the use of a 3 piece bathroom suite. To the rear of the property there is an enclosed garden which is mostly laid to lawn. To the front of the property there is a generous driveway with parking for a minimum of 2 vehicles and access to a single garage. Further benefits of the property includes gas central heating and uPVC double glazing throughout and is surrounded by a wealth of amenities within walking distance. These amenities include a doctors surgery, schooling at primary level, Tesco express, takeaways, 2 public houses, Co-op foodstore, pharmacy and post office. Bracebridge Heath is situated a short 10 mins drive from Lincoln city centre and has a regular bus service to and from the central station. For more information contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having front door entry to front aspect, radiator, uPVC double glazed window to side aspect and access to:

Downstairs WC

Having vanity unit, low level WC, radiator and uPVC double glazed obscured window to front aspect.

Lounge

15' 5" x 14' 6" (4.70m x 4.42m)

Having uPVC double glazed window to front aspect, 2 radiators and stairs rising to first floor.

Kitchen Diner

8' 3" x 14' 6" (2.51m x 4.42m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral oven with 4 ring hob and extractor hood over, subway tiled surround, sink and drainer unit, uPVC door to rear aspect leading onto rear garden, 2 uPVC double glazed windows to rear aspect, understairs storage cupboard housing consumer unit, wall mounted Vaillant gas combination boiler (8 years old, serviced annually through British Gas).

First Floor Landing

Having uPVC double glazed window to side aspect and loft access (insulated).

Bedroom 1

13' 2" x 8' 4" (4.01m x 2.54m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

10' 8" x 8' 4" (3.25m x 2.54m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

Having a 3 piece suite consisting of a bath with electric shower over, low level wc, vanity unit, uPVC double glazed obscured window to the rear aspect and half tile surround.

Bedroom

7' 2" min x 5' 9" min (2.18m x 1.75m)

Having uPVC double glazed window to front aspect, airing cupboard and radiator.

Outside Rear

Having enclosed garden, mostly laid to lawn with patio seating area and external water source.

Outside Front

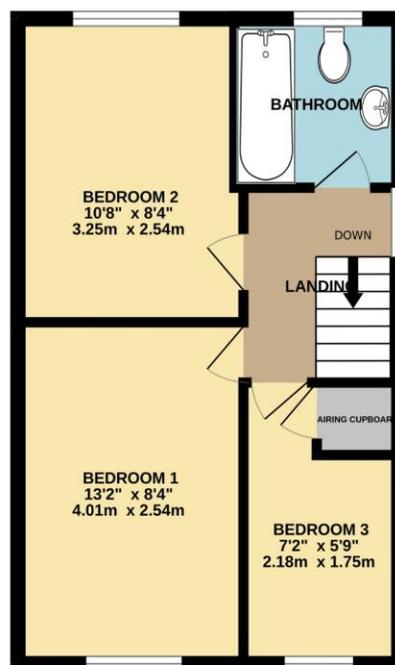
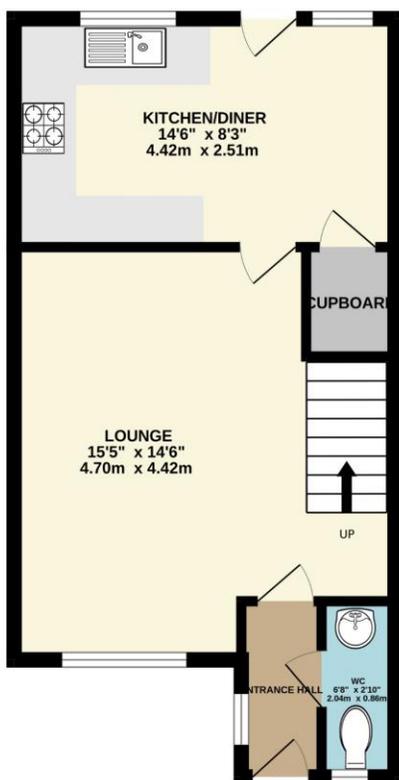
Having a generous sized driveway with parking for a minimum of 2 vehicles and a large lawned area which is in addition to the property.





GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



MAREHAM CLOSE BRACEBRIDGE HEATH LN4 2SZ

TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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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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