



- Detached Family Home
- 4 Bedrooms
- Quiet Cul-De-Sac
- 1 Bathroom, 2 En-Suites
- Immaculately Presented Throughout
- Breakfast Kitchen
- Landscaped Rear Garden
- Ample Driveway Parking

Carlisle Way, Bracebridge Heath, LN4 2UA,  
£350,000







Starkey&Brown is delighted to represent this immaculately presented 4 bedroom detached house in the sought after area of Bracebridge Heath. Boasting 4 bedrooms, 2 en-suites and a family bathroom, this well proportioned property has plenty of space for a growing family. Located in a quiet cul-de-sac and accessed via double width tarmac driveway with parking for at least two vehicles. The ground floor comprises of a bright, spacious bay fronted lounge, with part glazed French doors that open out into a separate dining room. The home is centred around a stylish breakfast kitchen with a range of fitted units and a convenient breakfast bar, with views over the rear garden. The integral garage has been partially converted into a utility room for additional storage. The remainder of the garage provides further storage space with up&over garage door. A cloakroom with WC completes the downstairs accommodation. The first floor boasts 4 generously sized bedrooms, 3 doubles and a single. The master having 3 feature windows to the front aspect, large built-in wardrobes and an en-suite with double shower cubicle. Bedroom 2 also comes with a walk-in wardrobe and a private en-suite. All bedrooms benefit from having access to family bathroom. Outside there are landscaped gardens to the front and rear of the property. The rear garden is fully enclosed and benefits from two paved patio areas and a garden shed. To the side of the property are two further outdoor storage units, 2 water butts and an outside tap. Further benefits of the property include uPVC double glazing throughout and a modern central heating system with a new gas condensing boiler fitted in Sep 2022 with Hive smart heating thermostat. Bracebridge Heath village is well regarded due to its close proximity to a range of amenities such as schooling at primary and secondary levels, with LSST Priory Academy within walking distance, the Heath Surgery, Tesco Express and further retailers such as Co-op food store, pharmacy and post office, easy access to RAF Waddington, A15 and A46. For further details contact Starkey&Brown. EPC: C. Council tax band: D. Freehold.



## Entrance Hall

With uPVC double glazed front door to front aspect, 2 radiators, dado rail, moulded covings, feature picture window overlooking breakfast area. Built-in storage cupboard, personal door leading to integral garage, access to cloakroom and stairs rising to first floor. Fully integrated home alarm security system.

## Cloakroom

3' 4" x 6' 8" (1.02m x 2.03m)

Having uPVC double glazed frosted window to side aspect, pedestal hand wash basin, low-level WC, radiator, mounted wall mirror and tiled flooring.

## Lounge

15' 8" plus bay x 11' 3" (4.77m x 3.43m)

Part glazed French doors from entrance hall and into dining room, uPVC double glazed bay window to front aspect, 2 radiators, TV point, moulded covings and feature fireplace with gas fire (currently not in use but potential for future use)

## Dining Room

11' 8" x 8' 8" (3.55m x 2.64m)

Having single radiator, uPVC double glazed French doors to the rear patio and garden.

## Breakfast Kitchen

12' 6" x 15' 2" (3.81m x 4.62m)

Having a range of base and eye level units with counter worktops, integral appliances such as an electric oven, 4 ring gas hob and extractor fan, sink and drainer unit and standalone dishwasher and washing machine. Two uPVC double glazed windows and uPVC double glazed door to rear garden. Breakfast area has additional base units with space for fridge freezer and a breakfast bar. Ceiling spotlights and LED strip lights under wall units.

## Utility Space

10' 6" x 8' 2" (3.20m x 2.49m)

Having a wall mounted Worcester Bosch system boiler, fitted base units with counter worktop and shelving and space for tumble dryer and freezer.

## Additional Storage Room

6' 0" x 8' 2" (1.83m x 2.49m)

Having up and over garage door, shelving and lighting.

## First Floor Landing

Having loft access, single radiator, airing cupboard with new hot water cylinder (fitted Sep 2022) and a uPVC double glazed obscured window to side aspect.

## Master Bedroom

15' 2" max x 12' 2" (4.62m x 3.71m)

Having 3 uPVC double glazed windows to front aspect, a single radiator, built-in double wardrobe, built-in single wardrobe. TV point.

## En-Suite

8' 8" x 4' 6" (2.64m x 1.37m)

Having uPVC double glazed obscured window to front aspect, radiator, double shower cubicle with extractor fan, low level WC, pedestal hand wash basin unit, mounted wall mirror and shaver point.

## Bedroom 2

9' 4" min x 8' 4" min (2.84m x 2.54m)

Having uPVC double glazed window to rear aspect and a walk-in wardrobe with light, hanging rails and shelving, radiator and TV point.

## En-Suite

7' 0" x 3' 1" (2.13m x 0.94m)

Having uPVC double glazed obscured window to side aspect, radiator, single shower cubicle with extractor fan, low level WC, pedestal hand wash basin unit and mounted wall mirror.

## Bedroom 3

8' 6" x 10' 3" max (2.59m x 3.12m)

Having uPVC double glazed window to rear aspect, radiator, TV point and free standing triple wardrobe.

## Bedroom 4

9' 8" x 6' 7" (2.94m x 2.01m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

6' 0" x 8' 8" (1.83m x 2.64m)

Having uPVC double glazed obscured window to side aspect, radiator, extractor fan, corner bath, pedestal hand wash basin unit, low level WC, mounted wall mirror and inset ceiling spotlights.

## Outside Rear

Being landscaped with a range of mature trees and shrubs, fenced perimeters, mostly laid to lawn with two paved patio seating areas and garden shed. Gated access leads to front of property.

## Outside Front

Having a tarmac driveway with access to garage door and front entry door, lawned front garden with mature tree and hedged perimeter.



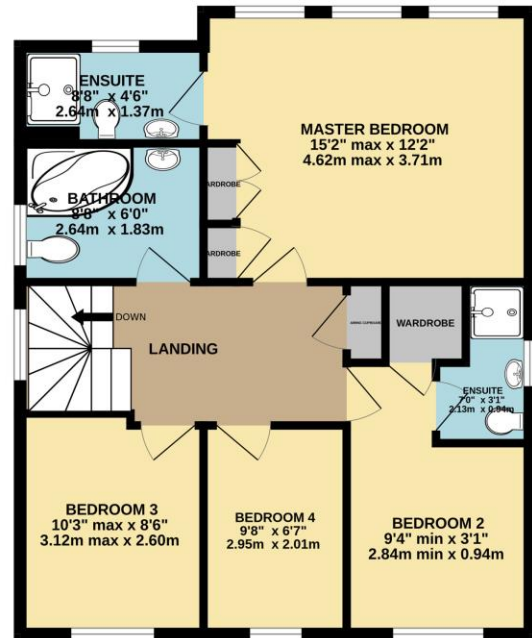
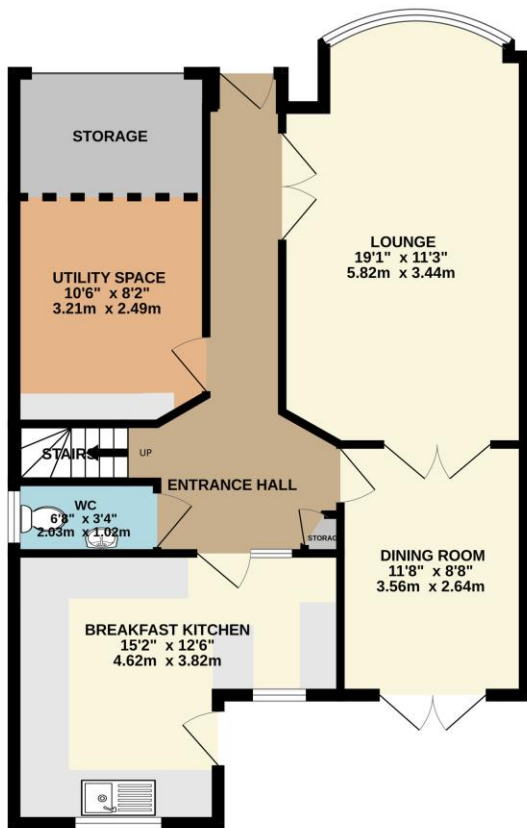




GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1420sq.ft. (131.9 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.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE