



- Grade II Listed
- Impressive Features Throughout
- 45'10" x 11'3" Living Space
- 27'8" x 8'3" Kitchen Diner
- Office/Snug
- 4 Double Bedrooms
- 2 En-Suites & Family Bathroom
- Bespoke Features & Fittings

Medland Drive, Bracebridge Heath, LN4 2FS,
£425,000



Starkey&Brown is delighted to offer for sale this extensive 4 double bedroom property situated on the St. Johns Development in Bracebridge Heath. The property is grade II listed and the original building dates back to 1852.

This property has an open plan layout and has many features including high ceilings with some totalling nearly 12ft, light and airy space, deep window sills, coving and skirting boards, parking and double glazing throughout. Accommodation briefly comprises 13'11" x 7'5" entrance hall, downstairs WC, open plan living space measuring 45'10" x 11'3", 27'8" x 8'3" kitchen diner, utility area and office/snug to the ground floor.

Rising to the first floor, there are 4 double bedrooms with en-suites to the master bedroom and bedroom 4, a family bathroom, and the landing area providing storage space.

To the rear of the property there is an enclosed landscaped garden perfect for relaxing and entertaining. To the front of the property there is a gravel area with parking for 3/4 vehicles.

Upgrades made by the sellers:

Wood flooring downstairs is upgraded 20mm engineered brushed oak suitable for the underfloor heating. The carpet in the upstairs of the property is pure wool. All the internal doors in the property are oak panelled, with several glazed doors downstairs maximising light into enclosed areas.

A tablet- and app-controlled smart heating system allows individual zone control of each underfloor heating zone, as well as radiators and heated towel rails upstairs.

Cat 6 ethernet networking is available throughout the property so that appliances can be hard wired into the network/internet if desired. The house has FTTH up to 1 gigabit per second, which can be connected to the ethernet network. Television is distributed all over the house to locations in every room. The main feed (required for Sky Q UHD) can be selected to go to any of the outlet points. Both satellite and terrestrial TV comes into the house by the same feed.

All the windows and external doors were replaced in June 2024 and comply with the most recent new build standard for thermal efficiency. An extended manufacturer's warranty applies to these features. Original arched lower rear windows have been reinstated. The entire roof was refurbished in 2022, including the installation of new roof insulation and linings to meet current new build standards, and the replacement of all the roof space firebreaks. The party walls at the east and west ends of the property have additional patressing to allow fitment of the storage cupboards and shelves, and offer increased acoustic insulation.

Bracebridge Heath which is well sought after due to its excellent array of amenities, including pubs, restaurants, individual retail stores, primary school, and walking distance to the Primary Academy and LSST secondary school. Lincoln city centre is only two miles away and is accessible by a regular bus route to and from the city centre. Furthermore, there are good routes to Newark, Sleaford, and further beyond with railway lines to the East Coast Main Line and London Kings Cross.

To arrange a viewing contact Starkey&Brown. Council tax band: E. Freehold.



Open Plan Living Space

45'10" x 11' 3" (13.98m x 3.42m)

Having double glazed windows to front aspect, including a generous bay window, upgraded 20mm engineered brushed oak flooring with underfloor heating, bespoke built-in cupboards, and advanced fully dimmable light fittings. Shelving at the end of the room is lit and controlled by remote control.

Kitchen Diner

28' 2" x 8' 3" (8.58m x 2.51m)

Having double glazed windows to rear aspect, double glazed door to rear garden. Upgraded fully fitted kitchen, this includes the units, solid oak worktop, limestone floor suitable for underfloor heating, sink, sanitaryware, drying rack, fridge freezer, and dishwasher. Advanced fully dimmable light fittings.

Utility Room

8' 4" x 4' 3" (2.54m x 1.29m)

Having double glazed window to rear aspect, white goods to remain, limestone flooring suitable for the underfloor heating, and solid oak worktop.

Office/Snug

8' 3" x 7' 4" (2.51m x 2.23m)

Having double glazed window to rear aspect, 20mm engineered brushed oak flooring suitable for the underfloor heating.

First Floor Landing/Library

The bannister is an original feature of the property that has been extended using parts reclaimed from other areas of the development to fit the new wall structure. Partial loft access has been installed in this room to enable entry to the roof space and an area of storage above this room. Built in units are custom designed.

Master Bedroom

17' 11" x 11' 3" (5.46m x 3.43m)

Having double glazed bay window to front aspect, pure wool carpet, custom designed and lit bespoke fitted shelving and cupboards, and advanced fully dimmable light fittings.

En-Suite

12' 0" x 4' 7" (3.65m x 1.40m)

Having a large double shower, floating WC, wash hand basin, heated and lit mirror unit, shaver socket, bespoke tiling, custom sanitaryware, and a chrome heated towel rail.

Bedroom 2

13' 6" x 11' 3" (4.11m x 3.43m)

Having double glazed windows to front aspect, pure wool carpet, advanced fully dimmable light fittings, bespoke fitted and lit shelving unit and cupboards.

Bedroom 3

11' 5" x 11' 3" (3.48m x 3.43m)

Having double glazed window to front aspect and pure wool carpet. Please note, current non-dimmable light switch will be changed to dimmable.

Bedroom 4

13' 1" x 8' 3" (3.98m x 2.51m)

Having double glazed windows to rear aspects, pure wool carpets, bespoke light fittings, and advanced fully dimmable light fittings.

En-Suite

Having double glazed obscured window to rear aspect, double shower, floating WC, wash hand basin, bespoke tiling and custom sanitaryware, shaver socket, and chrome heated towel rail.

Family Bathroom

11' 10" x 4' 10" (3.60m x 1.47m)

Having double glazed obscured windows to rear aspect, panelled bath with rainfall shower head over, low level WC, wash hand basin, chrome heated towel rail, bespoke tiling, custom sanitaryware, and a shaver socket.

Outside

Both front and rear gardens have been professionally designed and landscaped.

Outside Rear

Having shed/greenhouse with power and an extension to the house Wi-Fi, and separate tool store. The rear garden has solar powered lighting around the seating area, rear gate, and a security light mounted to the wall.

Rear Patio

This has a sunken area with grates that enables a floor level fire pit to be installed. The base plate for a cantilevered parasol is installed in the corner of the patio.

Outside Front

Landscaped garden area and separate area of parking for 3/4 vehicles on own land.

Agents Note

There is a liability for upkeep of the communal areas of the estate that is approximately £380 per year, payable in 2 instalments.





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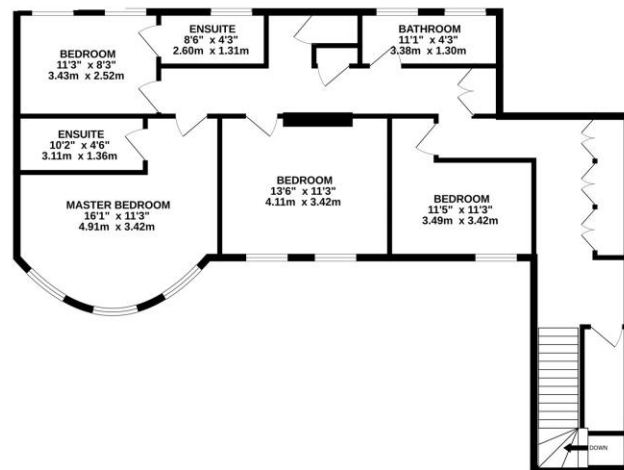
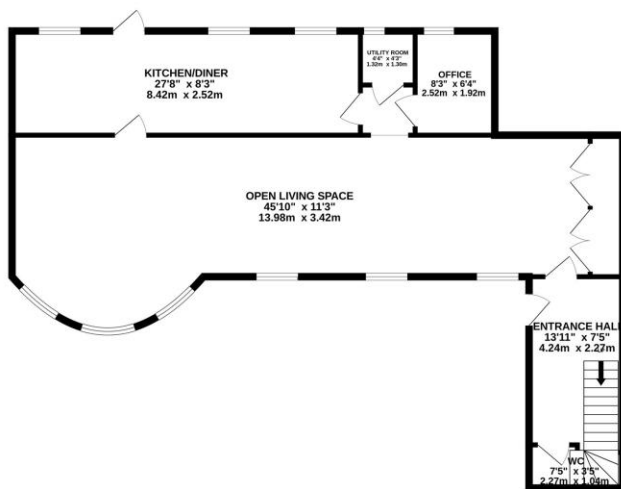
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Important Information:

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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