



- Detached House
- 5 Bedrooms & 3 Bathrooms
- Lounge & Dining Room
- Accommodation Over 3 Floors
- Superb Rear Garden
- Double Garage With Ample Parking
- 10 Minute Drive To Lincoln City Centre
- Family Friendly With Access To Great Schooling

Salisbury Drive, Bracebridge Heath, LN4 2SW,  
Offers Over £400,000



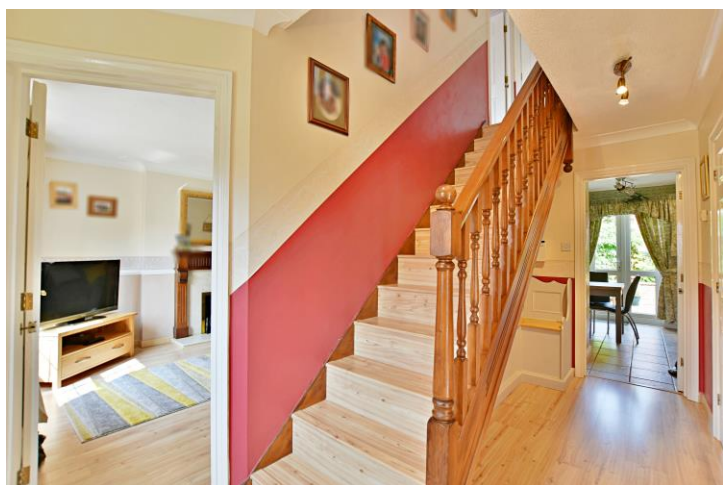


Starkey&Brown is pleased to offer for sale this substantial detached family home which extends to approximately 2100 sq ft (including double garage) within the popular village Bracebridge Heath.

Accommodation briefly comprises entrance hallway, ground floor WC, home office, 15'1" lounge, separate dining room with French doors leading into uPVC conservatory, 15'5" kitchen diner with French doors leading onto the rear garden and utility.

The property also benefits from 5 double bedrooms and 3 bathrooms. Outside there is a generous sized brick built double driveway and a fully enclosed garden to the rear.

Call today to view! Council tax band: E. Freehold.



### Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, coved ceiling and stairs rising to first floor.

### Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, laminate wood effect flooring, radiator and extractor.

### Home Office

9' 1" x 7' 3" max (2.77m x 2.21m)

Having laminate wood effect flooring, radiator, dado rail and coved ceiling.

### Lounge

15' 1" x 11' 7" max (4.59m x 3.53m)

Having coal effect gas fireplace with marble effect hearth and inset and wooden surround, laminate wood effect flooring, radiator, dado rail, coved ceiling and French doors into:

### Dining Room

11' 7" x 8' 4" (3.53m x 2.54m)

Having laminate wood effect flooring, radiator, dado rail, coved ceiling and French doors into:

### Conservatory

11' 6" x 10' 0" max (3.50m x 3.05m)

Being of uPVC construction with brick built base and having ceramic tiled floor and French doors leading onto the garden.

### Kitchen Diner

15' 5" x 10' 8" max (4.70m x 3.25m)

Having a range of matching wall and base units, corner display shelving, one and half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, integral dishwasher, space for American style fridge freezer, ceramic tiled floor, radiator and French doors leading onto garden.

### Utility

Having single drainer stainless steel sink unit with mixer taps over, tiled splash backs, base unit beneath and matching wall unit, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, radiator and part glazed door to side.

### First Floor Landing

Offering ample space for study area if required and having laminate wood effect flooring, radiator, airing cupboard housing hot water cylinder and stairs rising to second floor.

### Master Bedroom

15' 4" x 12' 0" max (4.67m x 3.65m)

Having 2 built-in wardrobes, laminate wood effect flooring and radiator.

### En-Suite

Having spacious 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator, part tiled walls and extractor.

### Bedroom 4

11' 6" x 9' 4" (3.50m x 2.84m)

Having double built-in wardrobe and radiator.

### Bedroom 5

9' 11" x 9' 4" (3.02m x 2.84m)

Having double built-in wardrobe and radiator.

### Family Bathroom

Having spacious 3 piece suite comprising panelled with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator, part tiled walls and extractor.

### Second Floor Landing

Having large storage cupboard housing Ideal central heating boiler, laminate wood effect flooring, radiator and access to loft.

### Bedroom 2

14' 3" excluding dormer x 10' 0" max (4.34m x 3.05m)

Having double built-in wardrobe, dormer window to front aspect, Velux window to rear aspect and radiator.

### Bedroom 3

14' 3" excluding dormer x 10' 0" max (4.34m x 3.05m)

Having double built-in wardrobe, dormer window to front aspect, Velux window to rear aspect, laminate wood effect flooring and radiator.

### Shower Room

Having 3 piece suite comprising large shower cubicle with mains shower and glass shower screen, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator, part tiled walls and extractor.

### Outside Front

To the front of the property is a gravelled garden area with a variety of plants and shrubs, storm canopy leading to front entrance door, double width block paved driveway leading to double garage. Gate at side leading to rear garden.

### Double Garage

18' 1" x 17' 0" (5.51m x 5.18m)

Being of brick built construction with twin up and over doors, power and light. Pitched roof providing storage space and door leading into garden.

### Outside Rear

To the rear of the property is a fully enclosed established garden being mainly laid to lawn with large paved patio area. Additional patio area with pergola over, outside lighting, cold water tap and personnel door to garage.





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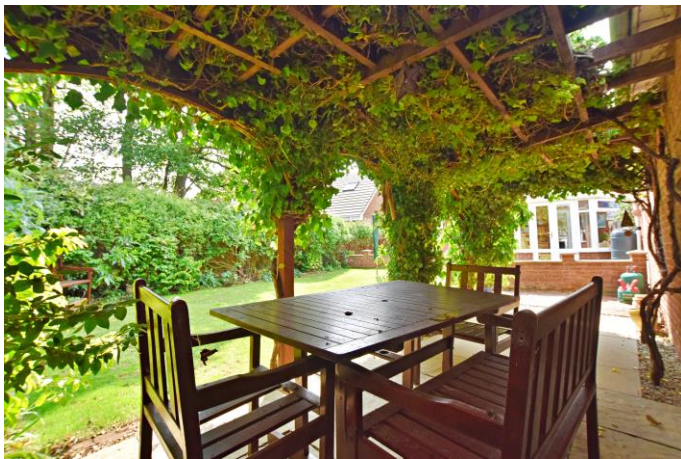
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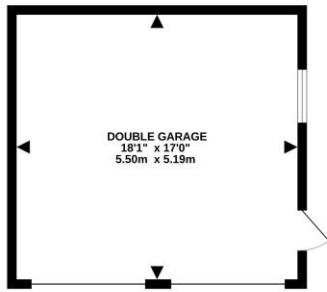




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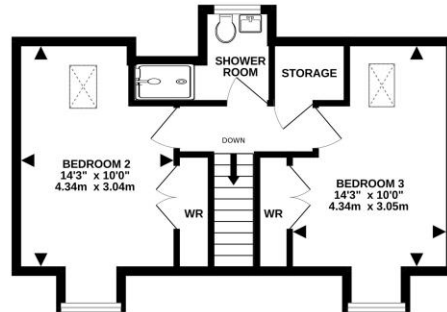
TOTAL FLOOR AREA : 2104 sq.ft. (195.5 sq.m.) approx.

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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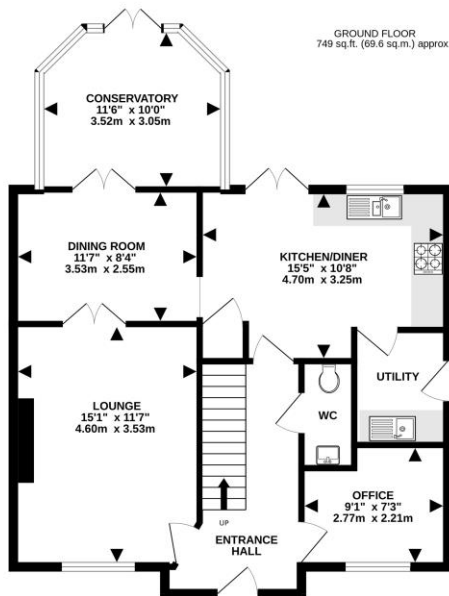


DOUBLE GARAGE  
307 sq.ft. (28.5 sq.m.) approx.

2ND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



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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.

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)



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