



- No Onward Chain
- Detached Family Home
- 4 Bedrooms
- Generous Rear Garden

- 26'6" Kitchen Diner
- Bay Fronted Lounge
- 2 Bathrooms
- Driveway & Garage

Bath Road, Bracebridge Heath, LN4 2TU
£350,000





Offered for sale with no onward chain and situated in the popular village of Bracebridge Heath is this 4 bedroom detached family home. Having a bay fronted façade, the home has been lovingly maintained over the most recent years. Enjoying a secluded position with two neighbours the property offers spacious and open accommodation over 2 floors. The ground floor comprises of a welcoming hallway with access to an impressive kitchen diner with a range of kitchen units at eye and base level with counter worktops and integrated appliances such as a Neff oven and a 5-ring gas hob. There is a dining area with patio doors leading onto the rear garden. A cosy lounge with a feature bay window. Completing the ground floor there is internal access to the integral garage and a downstairs WC.

Rising to the first floor are 4 bedrooms. The master bedroom measures 13'7" x 9'10" and comes with twin built-in wardrobes and access to a private en-suite shower room. There are 2 further double bedrooms and a single bedroom measuring 9'5" x 6'7" which all benefit from the use of a 3-piece bathroom suite.

To the rear of the property there is a spacious garden which is enclosed with fenced perimeters, being mostly laid to lawn and a patio seating area perfect for entertaining and relaxing with guests. There is off street parking provided and a driveway and access to an single garage.

The home is completed with gas central heating and uPVC double-glazing throughout and is situated nearby to a wealth of local amenities - there is the well-regarded LSST Prior school within walking distance, as well as a regular bus service to and from Lincoln city centre. Tesco Express, Co-op food store, post office, doctors surgery, pharmacy and 2 public houses.

For further details and viewing requests. Contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having a front door entry to the front aspect. Access to the lounge, the kitchen diner, and a downstairs WC. Stairs rising to the first floor.

Downstairs WC

Having a low-level WC, hand wash basin unit, tiled flooring, and an extractor unit.

Lounge

14' 7" plus bay x 13' 5" max (4.44m x 4.09m)

Having 2 radiators, a coved ceiling, and a uPVC double-glazed bay window to the front aspect.

Kitchen Diner

26' 6" x 9' 2" max (8.07m x 2.79m)

Having previously renovated into a plan kitchen-diner living space by the current vendor. There is a range of kitchen units at eye and base level, integrated appliances such as asNeff oven, 5-ring gas hob, and a dishwasher, sink and drainer unit, a radiator, 3 uPVC double-glazed windows and French doors to the dining space leading onto the rear garden.

First Floor Landing

Having a spacious landing with a uPVC double-glazed window above the stairs, an airing cupboard housing the hot water cylinder, a storage cupboard, a radiator, and loft access (boarded and insulated, but no ladder).

Master Bedroom

13' 7" x 9' 10" (4.14m x 2.99m)

Having a uPVC double-glazed bay window to the front aspect, a radiator, access to an ensuite, and twin built-in wardrobes.

En-Suite

4' 7" x 7' 4" max to back of shower (1.40m x 2.23m)

Having a tiled floor, a radiator, an extractor unit, a uPVC double-glazed obscured window to the side aspect, a shower cubicle, a low-level WC, and a vanity hand-wash basin unit.

Bedroom 2

12' 11" x 9' 2" (3.93m x 2.79m)

Having 2 uPVC double-glazed windows to the front aspect and a radiator.

Bedroom 3

8' 3" max x 12' 3" max (2.51m x 3.73m)

Having uPVC double-glazed windows to the rear aspect and a radiator.

Bedroom 4

9' 5" x 6' 7" min (2.87m x 2.01m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

Having a 3-piece suite comprising a bath tub with electric shower, a low-level WC, hand wash basin unit, tiled flooring and surround, uPVC double-glazed obscure window to the rear aspect, and a radiator.

Outside Rear

Enclosed and lawned with a fenced perimeter, a patio seating area. Side access leading to the front of the property. Access to utility meters.

Outside Front

Driveway parking, access to a single garage. Lawned front garden arrangement.

Integral Garage

8' 2" x 13' 2" (2.49m x 4.01m)

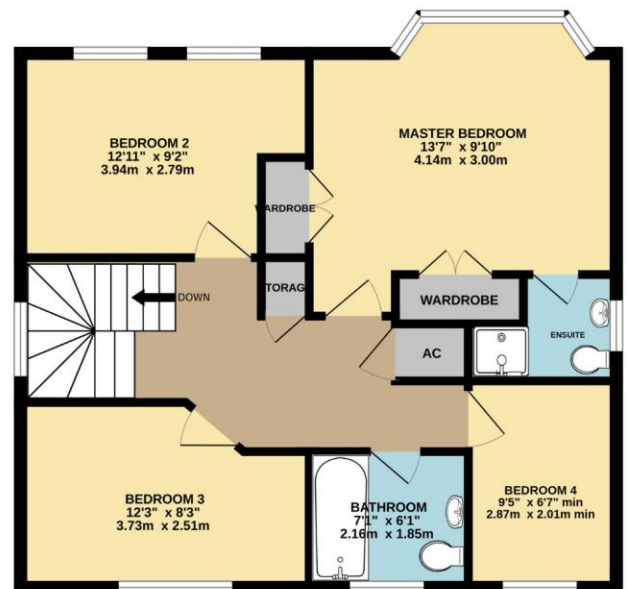
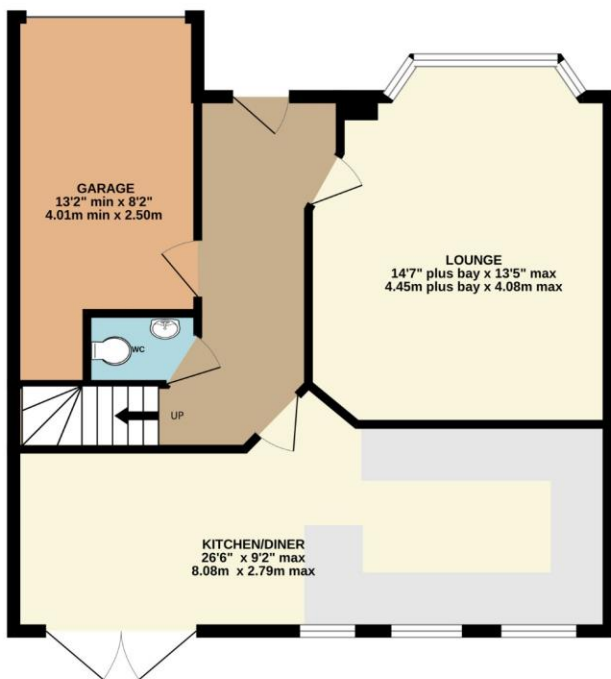
Having access from the entrance hall, a manual up and over door, power, and lighting. Wall-mounted consumer unit and a gas central heating boiler (serviced December 2024).





GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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