

17 Medland Drive, Bracebridge Heath Lincoln LN4 2FS



welcome to 17 Medland Drive, Bracebridge Heath Lincoln

Early viewing is essential for this stunning BRAND NEW five bedroom family home situated within the ever popular village of Bracebridge Heath. Boasting generous accommodation throughout, two en suites, double garage and local access to a wide range of amenities.















Entrance Hall 19' 11" x 8' 5" (6.07m x 2.57m)

Cloakroom Wc

Study / Snug 14' 3" x 9' 2" (4.34m x 2.79m)

Lounge 18' 1" x 13' 4" (5.51m x 4.06m)

Kitchen / Diner 19' 2" x 11' 11" (5.84m x 3.63m)

Utility Room 5' 2" x 7' 9" (1.57m x 2.36m)

Landing

Bedroom One 19' 11" max inc en suite x 9' 4" max inc en suite (6.07m max inc en suite x 2.84m max inc en suite)

En Suite One

Bedroom Two 12' 1" x 12' 1" (3.68m x 3.68m)

En Suite Two

Bedroom Three 10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom Four 13' 7" max x 7' 1" max (4.14m max x 2.16m max)

Bedroom Five 8' 7" x 8' 5" (2.62m x 2.57m)

Bathroom

Rear Garden

Double Garage

welcome to

17 Medland Drive, Bracebridge Heath Lincoln

- BRAND NEW FIVE BEDROOM FAMILY HOME
- TWO EN SUITES, FAMILY BATHROOM & CLOAKROOM
- STUDY / SNUG
- UTILITY ROOM
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: B

offers over

£390,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

check out more properties at williamhbrown.co.uk



Property Ref:

LCR119512 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown

1FW



01522 534 771

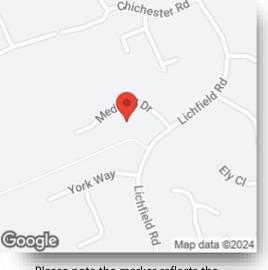


35-36 Silver Street, LINCOLN, Lincolnshire, LN2



williamhbrown.co.uk

Lincoln@williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property