



**Bath Road, Bracebridge Heath Lincoln LN4 2TU**

**welcome to**

**Bath Road, Bracebridge Heath Lincoln**

Situated in the highly sought after residential area of Bracebridge Heath is this extended four bedroom detached home boasting garage and off road parking, good size bedrooms, en suite to the master, two reception rooms, and gardens to the front and rear. Call now to view!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

8' 2" x 2' 9" ( 2.49m x 0.84m )

**Downstairs Wc**

8' 2" x 2' 11" ( 2.49m x 0.89m )

**Lounge**

16' x 13' 11" ( 4.88m x 4.24m )

**Dining Room**

9' 6" x 9' 1" ( 2.90m x 2.77m )

**Kitchen**

16' 9" x 8' 9" ( 5.11m x 2.67m )

**First Floor Landing**

**Bedroom One**

16' 11" x 8' 11" ( 5.16m x 2.72m )

**En Suite**

**Bedroom Two**

13' 5" x 8' 4" ( 4.09m x 2.54m )

**Bedroom Three**

8' 6" x 11' 7" ( 2.59m x 3.53m )

**Bedroom Four**

8' 1" x 6' 10" ( 2.46m x 2.08m )

**Linen Cupboard**

2' 9" x 2' 7" ( 0.84m x 0.79m )

**Bathroom**

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.

welcome to

## Bath Road, Bracebridge Heath Lincoln

- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- GOOD SIZE BEDROOMS
- FRONT & REAR GARDENS
- TWO RECEPTION ROOMS
- EN SUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

# £310,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR120112](http://williamhbrown.co.uk/Property/LCR120112)



Property Ref:  
LCR120112 - 0005

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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.



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