



**Redhall Drive, Bracebridge Heath Lincoln LN4 2JS**



**welcome to**

**Redhall Drive, Bracebridge Heath Lincoln**

Early viewing is essential for this well presented detached home situated within the sought after village of Bracebridge Heath, enjoying double bedrooms, two reception rooms, enclosed front and rear gardens, driveway parking and local access to a range of amenities.



### **Entrance Hall**

With storage, carpet flooring and tiling to the floor.

### **Lounge**

13' 7" x 16' 9" ( 4.14m x 5.11m )

With two double glazed windows to the front and side, carpet flooring, stairs rising to the first floor, gas fireplace, wall lights and two radiators.

### **Dining Room**

7' 6" x 8' 11" ( 2.29m x 2.72m )

With double glazed door to the rear, tiling to the floor and radiator.

### **Kitchen**

10' 5" x 11' 2" ( 3.17m x 3.40m )

With double glazed windows to the front and side, double glazed obscured door to the side, a fitted kitchen in a range of wall and base units with work surfaces, space for under counter fridge, space for under counter freezer, space for dishwasher, sink and drainer, oven, induction hob, tiling to the floor and radiator.

### **Bathroom**

With double glazed obscured window to the rear, large double shower, wash hand basin, chrome heated towel rail and part tiling to the walls.

### **Separate Wc**

With double glazed obscured window, wc and wash hand basin.

### **Bedroom One**

18' 5" max x 15' 5" max ( 5.61m max x 4.70m max )

With double glazed window to the rear, double glazed skylight, fitted wardrobes and additional storage, dressing area, carpet flooring and radiator.

### **En Suite**

With double glazed obscured window to the rear, shower, wc, wash hand basin, vinyl flooring, wall radiator, extractor fan and part tiling to the walls.

### **Bedroom Two**

18' 6" max x 10' 2" max ( 5.64m max x 3.10m max )

With double glazed window to the rear, double glazed skylight, two fitted storage cupboards and carpet flooring.

### **Bedroom Three**

9' 4" x 11' ( 2.84m x 3.35m )

With double glazed window to the side, fitted cupboards, carpet flooring and radiator.

### **Bedroom Four**

10' 11" x 10' 11" ( 3.33m x 3.33m )

With double glazed window to the front, fireplace, laminate flooring and radiator.

### **Outside**

Gated access leads to a fully enclosed and well maintained front garden with driveway parking for two vehicles and an area of lawn with plant and shrub borders. To the rear is a fully enclosed, generous and well presented garden with an area of lawn bordered by flowers and shrubs, and a patio area ideal for seating.



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## Redhall Drive, Bracebridge Heath Lincoln

- SPACIOUS & WELL PRESENTED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- TWO RECEPTION ROOMS
- EN SUITE TO THE MASTER

Tenure: Freehold EPC Rating: E

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR120732 - 0006

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