



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.



view this property online williamhbrown.co.uk/Property/LCR120732



welcome to

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

offers in the region of

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120732



Property Ref:
LCR120732 - 0008

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



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk