



**Shrewsbury Road, Bracebridge Heath, Lincoln, LN4 2GU**



**welcome to**

**Shrewsbury Road, Bracebridge Heath, Lincoln**

This spacious and modern two bedroom bungalow is situated within the highly sought after village of Bracebridge Heath. Boasting two generous double bedrooms, open plan living, front and rear gardens, driveway parking and local access to a range of amenities.



### **Entrance Hall**

Very spacious entrance hall, accessed via double glazed front door and doors into all rooms.

### **Kitchen/Dining/Living Space**

23' 9" x 19' 1" ( 7.24m x 5.82m )

Please note this is an L shaped room comprising double glazed french doors to rear garden, two double glazed windows to rear garden, two radiators situated throughout the room, modern kitchen with a range of floor and wall based cupboards, sink with drainer, electric hob with extractor fan and electric oven. The living space is large enough for a dining table as well as a three piece suite.

### **Bedroom One**

15' 1" max x 13' 10" ( 4.60m max x 4.22m )

Double glazed bay window to rear and radiator to wall.

### **Bedroom Two**

13' 10" x 10' 4" ( 4.22m x 3.15m )

Double glazed window to front and radiator to wall.

### **Shower Room**

Double glazed window to rear, tiled floor and walls, wall mounted shower, wash hand basin, radiator to wall and extractor fan.

### **Front Exterior**

Off road parking to the side of the property for two vehicles, grass frontage with pathway leading to front door.

### **Rear Garden**

Fully enclosed, spacious rear garden mostly comprising lawn area as well as a porcelain patio for outdoor dining in the summer months.

### **Brick Built Storage Shed**

12' 4" x 7' 4" ( 3.76m x 2.24m )

Storage shed with both power and lighting, ideal for storing garden equipment.



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welcome to

## Shrewsbury Road, Bracebridge Heath Lincoln

- MODERN TWO BEDROOM DETACHED BUNGALOW
- AMENITIES CLOSE BY
- VIEWING IS HIGHLY ADVISED
- LARGE OPEN PLAN KITCHEN/DINER/LIVING SPACE
- LARGE REAR GARDEN WITH NEW PORCELAIN PATIO

Tenure: Freehold EPC Rating: B

offers in the region of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121991 - 0003

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