



31 Medland Drive, Bracebridge Heath Lincoln LN4 2FS

welcome to

31 Medland Drive, Bracebridge Heath Lincoln

This stunning BRAND NEW three bedroom family home is situated within the ever popular village of Bracebridge Heath. Boasting generous accommodation throughout, en suite to the master bedroom, detached garage and local access to a wide range of amenities.

CALL NOW TO ARRANGE A VIEWING

Entrance Hallway

W.C

Kitchen

Lounge Diner

Landing

Bedroom One

Ensuite

Bedroom Two

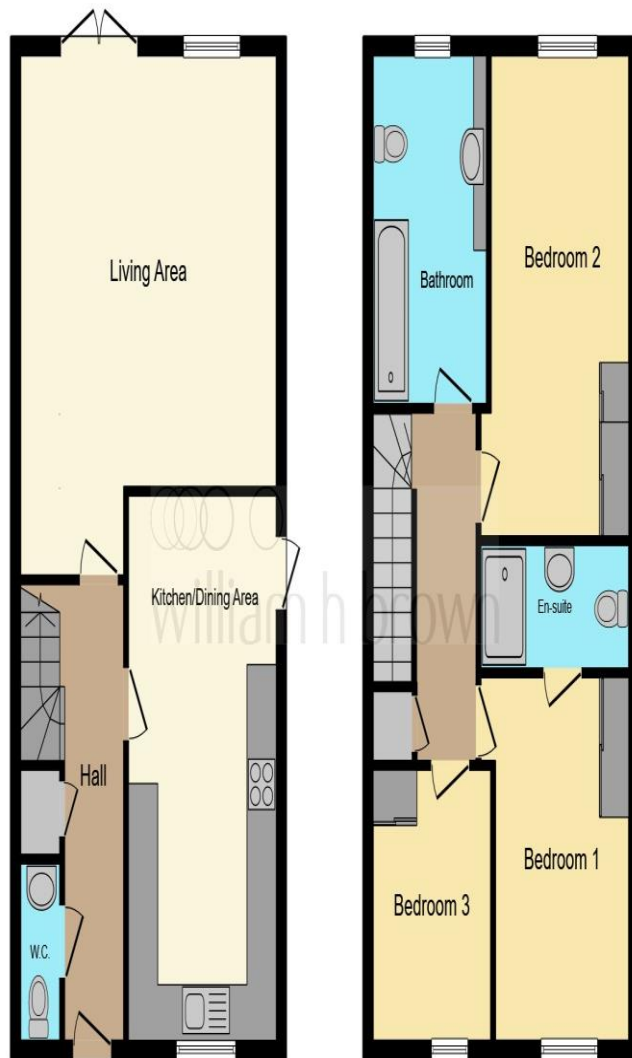
Bedroom Three

Bathroom

Exterior

Agents Note

Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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31 Medland Drive, Bracebridge Heath Lincoln

- BRAND NEW THREE BEDROOM FAMILY HOME
- GENEROUS BEDROOMS
- EN SUITE TO THE MASTER, FAMILY BATHROOM & CLOAKROOM
- FULLY FENCE PANEL ENCLOSED GARDEN
- OFF ROAD PARKING & DETACHED GARAGE

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

£320,000



Kitchen image is for visual reference only. Colour palette and final layout may differ slightly.

view this property online williamhbrown.co.uk/Property/LCR121485



Property Ref:
LCR121485 - 0005

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.



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