



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 en suite and dressing area to the master bedroom, generous accommodation throughout, parking, garage and local access to a wide range of amenities.

Entrance Hall

With double glazed door to the front, built in cupboard housing fuses, under stairs cupboard, radiator, inset ceiling lights and stairs rising to first floor.

Cloakroom Wc

With wc, wash hand basin with vanity unit under, tiled splashback and heated towel rail.

Kitchen / Diner

9' 6" x 19' 2" (2.90m x 5.84m)

With double glazed windows to the front and side, a modern fitted kitchen in a range of light green wall and base units with marble work surfaces, inset sink and drainer, Bosch induction hob with extractor fan over, Bosch double oven, integral dishwasher, integral washing machine, integral fridge freezer, wine fridge, cupboard enclosing wall mounted gas central heating boiler and two radiators.

Lounge

16' 10" x 14' 5" (5.13m x 4.39m)

With double glazed double doors and double glazed window to the rear, inset ceiling lights and radiator.

Landing

With stairs rising from entrance hall, built in over stairs cupboard, inset ceiling lights and radiator.

Bedroom One

11' 8" x 9' 1" (3.56m x 2.77m)

With double glazed window to the rear, TV point and radiator.

Dressing Area

9' 9" x 4' 1" (2.97m x 1.24m)

With door opening to:-

En Suite

With obscured double glazed window to the side, walk in double shower unit, wc, wash hand basin with vanity unit under, heated towel rail, tiling to the walls and floor, inset ceiling lights and extractor fan.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m)

With double glazed window to the front, radiator, inset ceiling lights and TV point.

Bedroom Three

7' 7" x 9' 3" (2.31m x 2.82m)

With double glazed window to the front, loft access point, TV point and radiator.

Bathroom

With double glazed window to the rear, bath with shower attachment, walk in double shower, wc, wash hand basin with vanity unit under, tiling to the walls and floor, chrome heated towel rail, inset ceiling lights and extractor fan.

Single Detached Garage

Situated opposite the property.

Outside

Property benefits from a shared gravel driveway leading to block paved off road parking for two cars, pathway to the side and storm porch located over the front door. Gated side access leads to the fully fence panel enclosed rear garden with a generous patio area and extensive area of lawn flanked by mature woodland views.





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



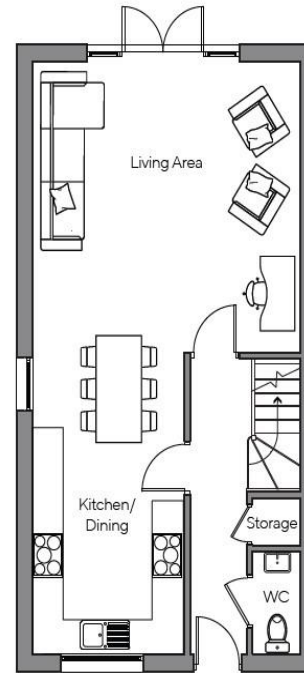
welcome to

31 Medland Drive, Bracebridge Heath Lincoln

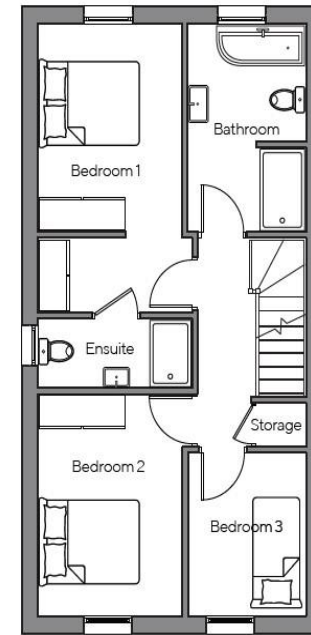
- PLOT OF THE WEEK - RESERVE NOW PRICE!
- BRAND NEW THREE BEDROOM FAMILY HOME
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- FULLY FENCE PANEL ENCLOSED REAR GARDEN WITH MATURE WOODLAND VIEWS
- DRIVEWAY PARKING & DETACHED GARAGE

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

£320,000



Ground Floor



First Floor

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



Property Ref:
LCR121485 - 0010

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

