



Plot 28 Medland Drive, Bracebridge Heath Lincoln LN4 2FS

welcome to

Plot 28 Medland Drive, Bracebridge Heath Lincoln

This stunning BRAND NEW four bedroom family home is situated within the ever popular village of Bracebridge Heath.

Boasting generous accommodation & high specification throughout, en suite to the master bedroom, detached garage and local access to a wide range of amenities



Entrance Hallway

Having storage & doors leading to Kitchen Dining area, Lounge area & W.C
Stairs leading to the first floor

W.C

Convenient W.C off the entrance hallway comprising Wash Hand Basin & Toilet

Kitchen Diner Area

22' 5" x 12' 5" (6.83m x 3.78m)
Contemporary fitted kitchen in the colour Reed Green with Quartz Worktops.
Fitted & Integrated Appliances - Bosch Induction hob, Bosch built-in double oven, Bosch Extractor hood, dishwasher, washing machine, fridge freezer & Under-counter wine cooler.
Window to the front aspect, door to the garage. The kitchen diner leads into;

Lounge Area

16' 5" x 13' 5" (5.00m x 4.09m)
Having patio doors into the rear garden

Landing

Bedroom One

13' 4" x 12' 2" (4.06m x 3.71m)
Having window to the front aspect & door leading to;

Ensuite

Modern tiled ensuite comprising Shower, Toilet & Wash Hand Basin

Bedroom Two

13' 7" x 9' 4" (4.14m x 2.84m)
Having window to the rear aspect

Bedroom Three

10' x 11' 4" (3.05m x 3.45m)
Having window to the front aspect

Bedroom Four

12' 3" x 82' (3.73m x 24.99m)
Having window to the rear aspect

Bathroom

Modern tiled family bathroom with four piece suite comprising Shower, Bath, Toilet & Wash Hand Basin

Exterior

Single Garage with upgraded distribution board fitted for simple EV charging point connection.
Rear garden with patio area
Front and rear security lighting



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Plot 28 Medland Drive, Bracebridge Heath Lincoln

- BRAND NEW FOUR BEDROOM FAMILY HOME IN A POPULAR VILLAGE LOCATION
- DETACHED 4 BED HOUSE WITH GARAGE, DRIEWAY & GARDENS
- OPEN PLAN KITCHEN, DINING LIVING WITH FITTED APPLIANCES & PATIO DOORS TO THE REAR
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM WITH SHOWER & BATH

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123318 - 0004

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