



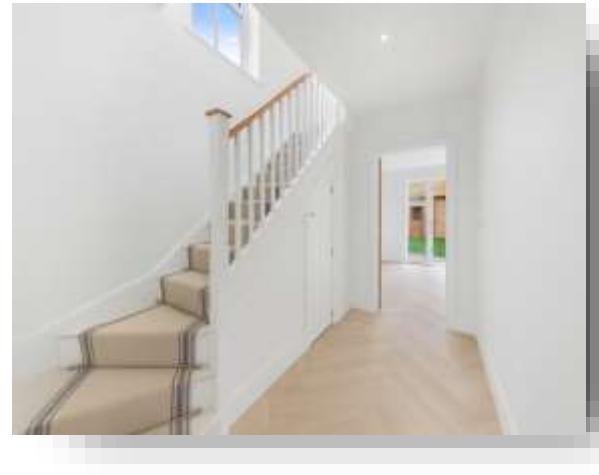
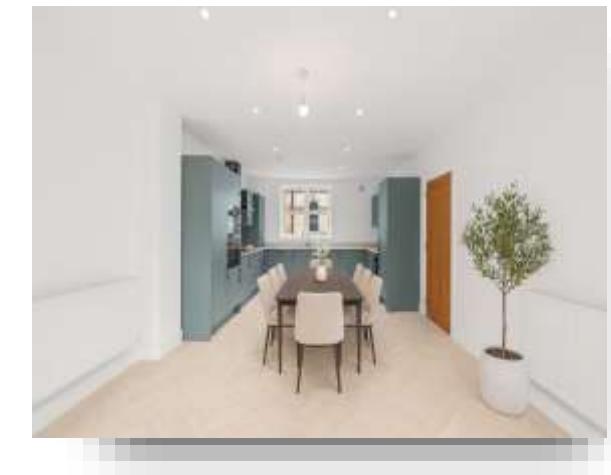
Plot 28 Medland Drive, Bracebridge Heath Lincoln LN4 2FS

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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welcome to

Plot 28 Medland Drive, Bracebridge Heath Lincoln

- BRAND NEW FOUR BEDROOM FAMILY HOME IN A POPULAR VILLAGE LOCATION
- DETACHED 4 BED HOUSE WITH GARAGE, DRIVEWAY & 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



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Property Ref:
LCR123318 - 0004

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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