



Plot 30 Medland Drive, Bracebridge Heath, Lincoln LN4 2FS

welcome to

Plot 30, 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 to the master bedroom, generous accommodation throughout, parking, 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

9' 6" x 19' 4" (2.90m x 5.89m)

Lounge Area

16' 10" x 14' 6" (5.13m x 4.42m)
Having patio doors into the rear garden

Landing**Bedroom One**

16' 3" x 9' 1" (4.95m x 2.77m)
Having window to the rear aspect , wardrobe area & door leading to;

Ensuite

Modern tiled ensuite comprising Shower, Toilet & Wash Hand Basin

Bedroom Two

12' 10" x 9' 1" (3.91m x 2.77m)
Having window to the front aspect

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)
Having window to the front aspect

Bathroom

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

Exterior

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



view this property online williamhbrown.co.uk/Property/LCR123320



welcome to

Plot 30, Medland Drive, Bracebridge Heath, Lincoln

- BRAND NEW THREE BED FAMILY HOME
- GARAGE, DRIVEWAY & FULLY FENCED REAR GARDEN
- KITCHEN DINING FAMILY ROOM
- INTEGRATED APPLIANCES
- GENEROUS SIZED BEDROOMS WITH ENSUITE TO MASTER BEDROOM

Tenure: Freehold
EPC Rating: Exempt

£320,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123320



Property Ref:
LCR123320 - 0003

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