



Plot 29 Medland Drive, Bracebridge Heath, Lincoln, LN4 2FS

welcome to

Plot 29 Medland Drive, Bracebridge Heath, Lincoln

BRAND NEW four bedroom family home is situated within the ever popular village of Bracebridge Heath. Boasting en suite to the master bedroom, generous accommodation throughout, 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' 4" x 12' 4" (6.81m x 3.76m)

Contemporary fitted kitchen in the colour Fjord 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

13' 6" x 16' 10" (4.11m x 5.13m)

Having patio doors into the rear garden

Landing

Bedroom One

12' 2" x 10' 5" (3.71m x 3.17m)

Having window to the rear aspect & door leading to;

Ensuite

Modern tiled ensuite comprising Shower, Toilet & Wash Hand Basin

Bedroom Two

13' 7" x 8' 2" (4.14m x 2.49m)

Having window to the front aspect

Bedroom Three

9' 8" x 8' 2" (2.95m x 2.49m)

Having window to the rear aspect

Bedroom Four

10' x 8' 4" (3.05m x 2.54m)

Having window to the front 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 29 Medland Drive, Bracebridge Heath, Lincoln

- BRAND NEW FOUR BED DETACHED HOUSE WITH GARAGE
- ** GROUND FLOOR FLOORING INCLUDED **
- DRIVEWAY, GARAGE & REAR ENCLOSED GARDEN
- OPEN PLAN KITCHEN, DINER, LIVING WITH PATIO DOORS TO THE REAR GARDEN
- DOWNSTAIRS W.C, FAMILY BATHROOM & ENSUITE TO MASTER

Tenure: Freehold
EPC Rating: Exempt

£345,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123319 - 0003

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