

Wells Drive, Bracebridge Heath, Lincoln

Asking Price £210,000

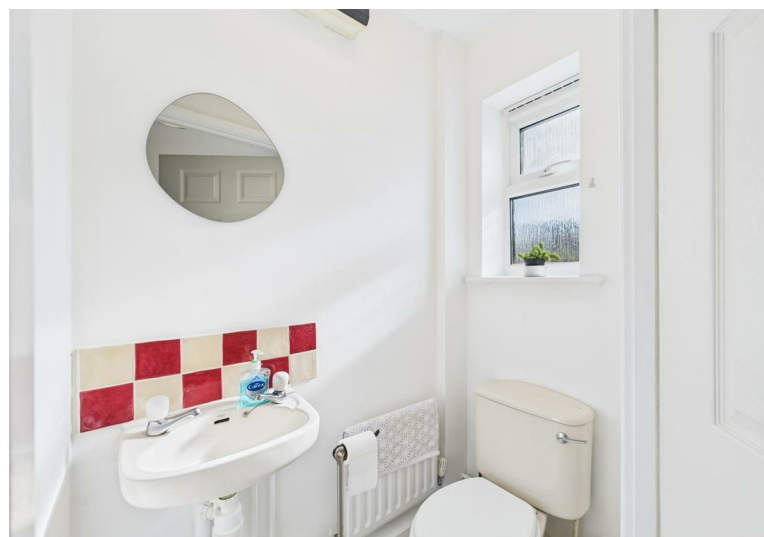

MARTIN&CO

Wells Drive, Bracebridge Heath,
Lincoln

House - Mid Terrace
3 Bedrooms, 1 Bathroom

Asking Price £210,000

- Desirable Location
- Modern Kitchen Diner
- Driveway Parking
- Enclosed Rear Garden
- Well Presented Home
- Tenure - Freehold
- EPC Rating - C
- Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Three bedroom terraced home situated on a quiet cul-de-sac in the desirable village of Bracebridge Heath. Comprising internally of an entrance with cloakroom, living room, modern kitchen diner, three bedrooms and a family bathroom. Externally offering driveway parking and an enclosed rear garden.

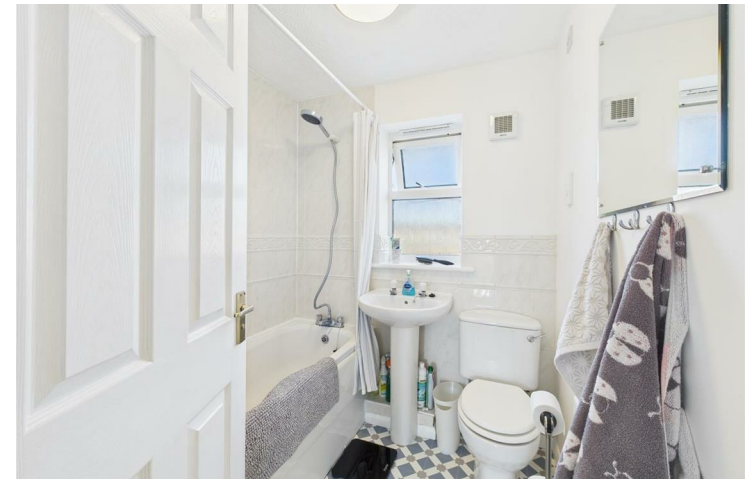
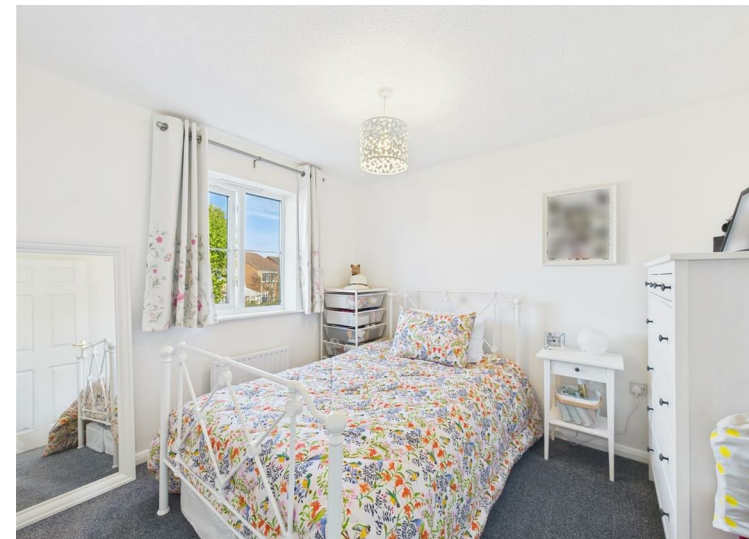
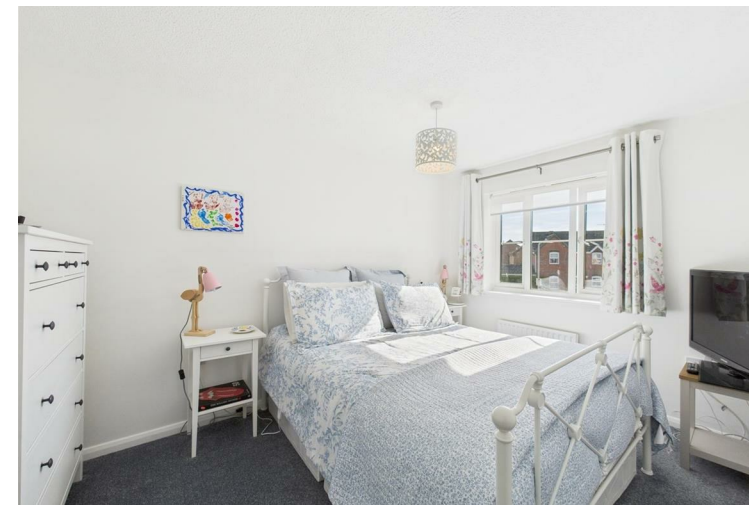
Bracebridge Heath is a much sought after commuter village benefitting from local amenities to include schooling, doctors practice, police station, shops, takeaways, a post office and much more!

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

Entrance Hall
Newly installed PVC front door, vinyl flooring, radiator, Center heating controls and a light fitting. Stairs rising to the first floor.

Cloakroom
4'7" x 2'9"
Low level WC, wall mounted wash basin, vinyl flooring, radiator, light fitting, PVC front window and the consumer unit is housed.

Living Room
13'5" x 11'5" (max measurements).
PVC window to the front, carpet flooring, pendant fitting and a radiator.



Kitchen Diner

14'9" x 9'4"

Base and eye level units with laminated work surfaces and matching up-stand plus an inset stainless two bowl sink. Fitted oven, induction hob with extractor over, space and plumbing for a washing machine plus further space for a freestanding fridge freezer. Vinyl tile effect flooring, ceiling lighting, radiator, PVC window and French doors to the rear plus an under stairs storage cupboard.

Stairs / Landing

Carpet flooring, pendant fitting and a deep storage cupboard. Access to the partially boarded loft via a pull down ladder, housing the gas combination boiler.

Bedroom

11'9" x 6'7" (max measurements).

PVC window to the front aspect, carpet flooring, radiator, pendant fitting and an over stairs storage cupboard.

Bedroom

12'8" x 8'6" (max measurements).

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

Bedroom

10'4" x 8'7" (max measurements).

PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

Bathroom

6'2" x 5'11"

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, PVC rear window, radiator, light and extractor.

Outside

The front is a block paved driveway suitable for off road parking, small gravelled front garden with water supply.

To the rear is an enclosed garden being mostly laid to lawn with areas for planting and a patio seating area. Power supply, gated rear access and a shed which is included within the sale.

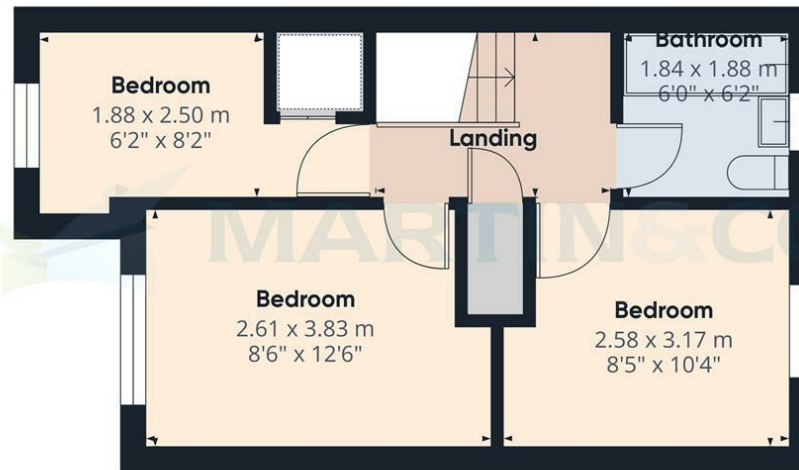
Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Approximate total area⁽¹⁾

63.77 m²
686.42 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

