



45 Grantham Road

Bracebridge Heath, Lincoln. LN4 2LE



45 Grantham Road, Bracebridge Heath, Lincoln



Step inside this beautifully refurbished home and prepare to be wowed, the attention to detail is amazing. Among the many improvements three main things have been updated, a new boiler was fitted in 2019, a modern and re-fitted kitchen, relocated in the house to a larger space and having a dining area set just off. There is a log burner in the living room, perfect for cosy evenings in. The bathroom is stunning, a crisp white suite complimented by large Porcelain 'Invisible Marble' tiling to the floor and walls, 'Rain Shower' over the bath and glass screen. The substantial garden is split into three sections, the first is a perfect entertaining area with covered patio, there is a lawned area and potential vegetable plot.

There are an excellent range of local shopping services within easy walking distance and also a Primary/First School plus doctor's surgery, Bus routes into Lincoln are easy too. Anyone wanting fresh air aplenty won't be disappointed, there are walks along the Viking Way/The Ridge which are perfect for relaxing, dog walking or getting the kids to let off steam.



ACCOMMODATION

Covered Entrance

Entrance Lobby having uPVC double glazed main entrance door, staircase up to First Floor.

Living Room having log burner, coving and double radiator.

Re-Fitted Kitchen Area having double glazed window to rear aspect; offering a comprehensive range of white 'High-Gloss' wall and base units, drawers and matching larder units.



Built-in dishwasher, washing machine, oven, microwave, induction hob with extractor hood over. Space for American fridge/freezer. Marble effect worktop with inset white, single drainer sink unit and mixer tap, double radiator. Archway to dining area and door to:

Cloakroom comprising low level WC with concealed cistern, wash hand basin and radiator.

Dining Area having breakfast bar, cupboard housing replaced Gas Combi Boiler, two double radiators to side, two fitted Bluetooth speakers. Double glazed, double doors to garden.

First Floor

Landing with access to loft via pull down ladder and radiator.

Bedroom 1 with double glazed window to the front aspect; radiator.

Bedroom 2 with double glazed window to the rear aspect; radiator in decorative cover.

Newly Fitted Bathroom (will be completed) having double glazed window to rear; white suite of 'L' Shaped bath with 'Rain Shower' and glass screen over; wash hand basin and WC set in vanity unit with drawers and large mirror over. Stunning Porcelain 'Invisible Marble' tiled floor and walls, large heated towel rail.

OUTSIDE

There is a small walled garden to the frontage.

The substantial rear garden: is split into three sections having gated access, the entertaining area with covered patio. There are two outdoor sinks with hot water, perfect for cleaning dogs or wellies etc. two garden sheds, Wendy House and Log burner. The middle section being mainly lawned with the rear section having potential for a vegetable plot.

North Kesteven District Council – Tax band: A

ENERGY PERFORMANCE RATING: D



SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

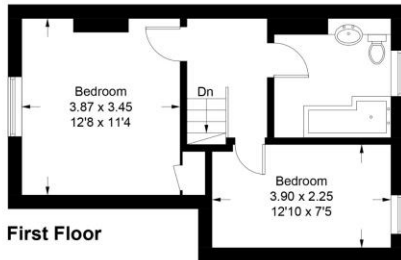
Tel: 01522 538888;

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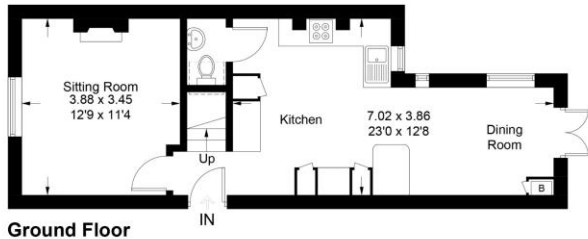
Website: <http://www.robert-bell.org> Brochure prepared 15.3.2024

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Approximate Gross Internal Area
Ground Floor = 39.6 sq m / 426 sq ft
First Floor = 35.5 sq m / 382 sq ft
Total = 75.1 sq m / 808 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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