



Carlisle Way, Bracebridge  
Heath



**£330,000**

- Detached House
- Four Bedroom
- NO ONWARD CHAIN
- Two En-Suites
- Two Reception Rooms
- Popular Location
- Freehold
- EPC rating D



Four bedroom, detached family house. Located in the highly sought after village of Bracebridge Heath. Within walking distance of local schools and a host other amenities. The property also benefits from being sold with NO ONWARD CHAIN.

The house offers entrance hall, lounge, kitchen diner, dining room, and WC to the ground floor. To the first floor there is four bedrooms, two with en-suites and family bathroom. Outside the property to the front there is small lawned area and double driveway leading to single integral garage. To the rear of the property there is a enclosed garden with two patio areas and lawned garden.

### Entrance Hall

External door to front aspect, under stairs cupboard and radiator.

### WC

Window to side aspect, low level WC, wash hand basin and radiator.

### Lounge 4.77m x 4.11m (15'7" x 13'6")

Bay window to front aspect, french doors to rear aspect and radiator.



### Dining Room 3.35m x 2.74m (11'0" x 9'0")

Two windows to front aspect and radiator.

### Kitchen Diner 5.74m x 3.20m (18'10" x 10'6")

Bay window with french doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, four ring gas hob with extractor above, double electric oven, space for fridge freezer and radiator.

### Landing

Airing cupboard and access to loft.

### Bedroom One 4.75m x 3.68m (15'7" x 12'1")

Windows to front aspect, built in wardrobes and radiator.

### En-suite

Window to front aspect and fitted with corner shower cubicle, low level WC, wash hand basin and radiator.

### Bedroom Two 2.44m x 4.19m (8'0" x 13'8")

Window to rear aspect, built in wardrobe and radiator.

### En-suite

Window to side aspect and fitted with shower cubicle, wash hand basin and radiator.

### Bedroom Three 2.66m x 3.48m (8'8" x 11'5")

Window to rear aspect, built in wardrobe and radiator.

### Bedroom Four 2.13m x 3.48m (7'0" x 11'5")

Window to rear aspect and radiator.

### Bathroom

Window to side aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

## Outside

To the front of the property there is garden area and driveway for two cars leading to integral single garage. To the rear of the property there is a enclosed garden with multiple patio areas.

## Garage

Up and over door with power and lighting.

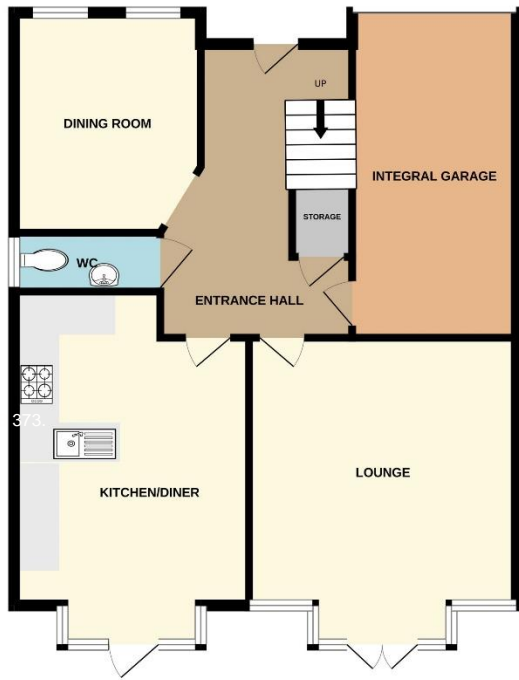
## Agent Note 0.00m x 0.00m (0'0" x 0'0")

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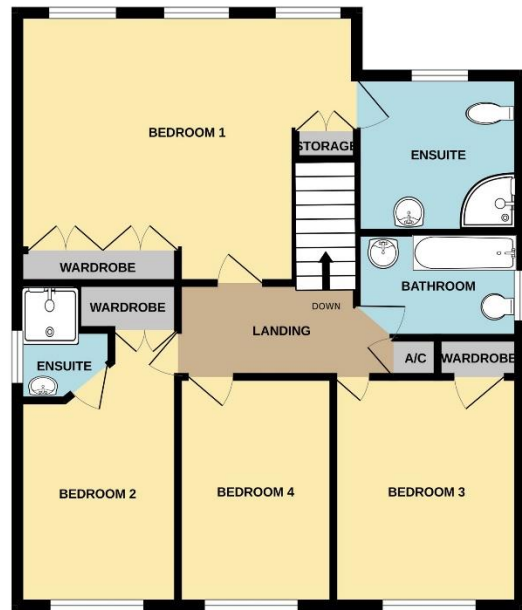




GROUND FLOOR



1ST FLOOR



CARLISLE WAY, BRACEBRIDGE HEATH, LN4 2UA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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