



Adler Close, Lincoln



£465,000

3 4 2

## Key Features

- Well Presented Grade II Listed Conversion
- Popular Location
- Stunning Features
- Three Double Bedrooms
- Beautiful Garden
- Ample Parking
- EPC rating C



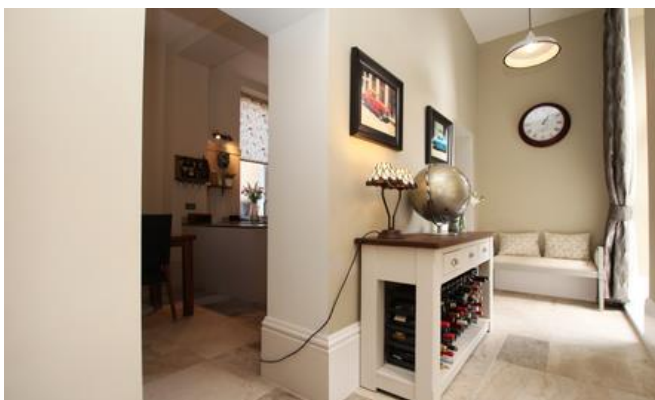


A stunning and well-presented Grade II listed conversion, located in the highly sought after village of Bracebridge Heath. Within walking distance of the local schools, shops and a host of other amenities.

This property captures a perfect combination of modern and original features, such as traditional staircase and high ceilings.



The house consists of entrance hall, newly fitted kitchen diner with integrated appliances, spacious lounge and home office to the ground floor. To the first floor there are three double bedrooms, with en-suites and built in wardrobes to bedroom one and two, and family bathroom. Outside the property to the front there is a gravel driveway with allocated parking spaces. To the side of the property is a private courtyard and to the rear a spacious lawned garden and patio area, with access to more parking for multiple cars.



### Entrance Hall

External door and feature windows to front aspect and underfloor heating.

### Lounge

4.83m x 6.1m (15'10" x 20'0")

Bi-folding doors and window to rear aspect and underfloor heating

### Home Office

2.77m x 3.96m (9'1" x 13'0")

Windows to front aspect and radiator.

### Kitchen Diner

3.1m x 8.36m (10'2" x 27'5")

Newly fitted with a range of wall and base units with worktops over, double Belfast sink with insinkerator boil tap, multifuel range cooker with five gas burners and extractor above, integrated bin, dishwasher, fridge and freezer, dining area and underfloor heating.

### WC

1.42m x 2.03m (4'8" x 6'8")

Window to front aspect and fitted with wash hand basin, low level WC and underfloor heating.

### First Floor Landing

Window to side aspect.

### Bedroom One

3.1m x 4.4m (10'2" x 14'5")

Window to side aspect, dressing area with fitted wardrobes and radiator.

### En-Suite

1.47m x 2.44m (4'10" x 8'0")

Window to side aspect and fitted with double shower cubicle, low level WC wash hand basin, extractor and underfloor heating.

### Bedroom Two

4.27m x 4.78m (14'0" x 15'8")

Dual aspect windows, built-in wardrobe and radiator.





### En-suite

1.2m x 2.03m (3'11" x 6'8")

Window to side aspect and fitted with walk in shower, wash hand basin, low level WC and radiator.

### Bedroom Three

2.69m x 3.76m (8'10" x 12'4")

Window to front aspect and radiator.

### Bathroom

1.57m x 2.72m (5'2" x 8'11")

Window to side aspect and fitted with panel bath, low level WC, wash hand basin and heated towel rail.

### Outside Front

Gravel driveway leading to a private courtyard with seating area and allocated parking.

### Outside Rear

Enclosed lawned garden with large patios area and summer house.

### Agent Note

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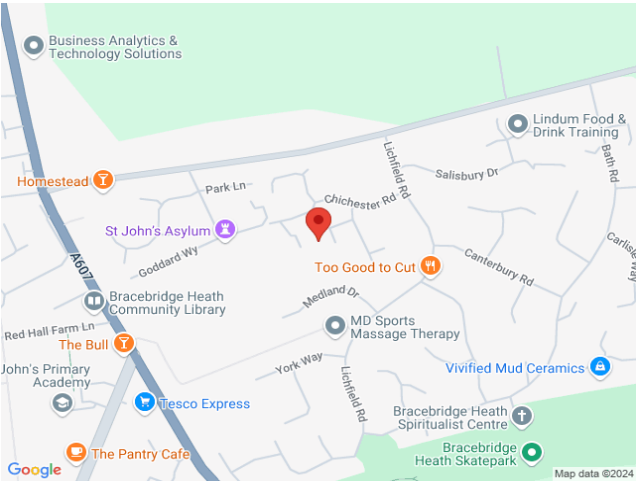




# Floorplan



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 misstatement. 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		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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