



London Road, Bracebridge
Heath



Offers Over £500,000

- Three Storey Detached House
- Five Bedrooms & Two Ensuites
- Lounge & Family Room
- Dining Kitchen & Utility Room
- Conservatory & Study
- Driveway, Garage, Gardens
- Freehold
- EPC rating C



***** OPEN HOUSE Friday 23rd of May between 3pm - 6pm. Call the office to register your interest *****

Well Presented and Imposing Detached House set over three floors and boasting Five Bedroom accommodation. Situated in a desirable non estate position to the southeast of Lincoln and within walking distance of amenities and schools.

The Ground Floor accommodation comprises Entrance Porch, Entrance Hall, Lounge, Family Room, Conservatory, Dining Kitchen, Utility Room, Study, WC and Integral Garage. To the first floor, Three Double Bedrooms with Ensuities to Bedrooms One and Two and a further Family Bathroom. Two further Bedrooms are found on the second floor.

Outside there is off road parking to the front for several vehicles. To the rear a good-sized enclosed garden with two seating patios areas, lawn and mature hedging.

Entrance Porch

Door and windows to front aspect and window to side aspect.

Entrance Hall

Door to front aspect and stairs to first floor.





Lounge

14'11" x 12'0" (4.5m x 3.7m)

Bay window to front aspect and radiator.

Family Room

14'8" x 11'3" (4.5m x 3.4m)

Window to side aspect and radiator.

Dining Kitchen

30'4" x 9'4" (9.2m x 2.8m)

French doors and window to rear aspect and French doors into the Conservatory. Fitted with a range of wall and base units with work surface over, feature island with work surface, drainer sink unit, induction hob with extractor chimney over and breakfast bar seating. Integrated appliances include twin double ovens, induction hob with extractor chimney, fridge, freezer, dishwasher and underfloor heating.

Utility Room

9'1" x 7'2" (2.8m x 2.2m)

Door and window to rear aspect. Fitted with wall and base units with work surfaces and sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Underfloor heating.

Conservatory

13'0" x 12'8" (4m x 3.9m)

Brick based and uPVC construction with French doors to side aspect.

Study

9'3" x 7'7" (2.8m x 2.3m)

Radiator.

Downstairs WC

Fitted with a low level wc and wash hand basin.

First Floor Landing

Bedroom One

13'5" x 11'11" (4.1m x 3.6m)

Windows to both front and side aspects, radiator, fitted wardrobes and built in storage cupboard.

Ensuite

9'5" x 8'8" (2.9m x 2.6m)

Window to rear aspect. Fitted with a low level wc, twin wash hand basins and double shower cubicle. Chrome heated towel rail and part tiled walls.

Bedroom Two

14'1" x 8'6" (4.3m x 2.6m)

Two windows to rear aspect, fitted wardrobes with dressing table feature and radiator.

Ensuite

8'4" x 7'2" (2.5m x 2.2m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath with shower appliance and glazed shower screen. Part tiled walls and heated towel rail.

Bedroom Three

18'7" x 11'9" (5.7m x 3.6m)

Bay window to front aspect, radiator and built in storage cupboard.





Second Floor Landing

Built in storage cupboard and radiator.

Bedroom Four

18'7" x 9'6" (5.7m x 2.9m)

Window to rear aspect, sloping ceilings, radiator and built in storage and hanging space.

Bedroom Five

9'10" x 7'9" (3m x 2.4m)

Window to side aspect, radiator and built in storage and hanging space.

Bathroom

11'11" x 9'3" (3.6m x 2.8m)

Two windows to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit, free standing bath with freestanding tap with shower attachment, double shower cubicle, chrome heated towel rail and extractor.

Outside

To the front, the property is gravelled providing off road parking for several vehicles. Integral Garage.

To the rear of the property is a large, enclosed garden comprising a paved patio area, lawn, mature hedging and to the rear a further patio area.

Integral Garage

18'8" x 7'2" (5.7m x 2.2m)

Up and over door, power and lighting.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan



TOTAL FLOOR AREA : 2729 sq.ft. (253.5 sq.m.) approx.

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		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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