



Wells Drive, Lincoln



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3



2

£260,000

- Well Presented Semi-Detached House
- Three Double Bedrooms
- En-Suite, Family Bathroom & WC
- Extended Ground Floor Living Accommodation
- Integral Garage & Driveway
- Popular Village Location
- Tenure: Freehold
- EPC rating C



This well-presented and extended three-bedroom semi-detached house is located in the highly sought-after village of Bracebridge Heath, offering spacious and versatile accommodation ideal for families or first-time buyers. The property benefits from gas central heating, uPVC double glazing, and is being sold with NO ONWARD CHAIN. Conveniently situated within walking distance of key local amenities including Bracebridge Heath Primary School, the highly regarded LSST secondary school, Tesco Express, Co-op, a GP surgery, pharmacy, and a selection of popular public houses, the home also enjoys excellent transport links to Lincoln City Centre. This attractive property combines village charm with modern living and is not to be missed.

The accommodation comprises of Entrance Hall, WC, Open Plan Living Kitchen Area and Spacious Dining Living area to the ground floor. To the first floor there are Three Bedrooms with En-Suite to Master and Family Bathroom. Outside the property to the front there is parking for up to Three cars and integral single garage. To the rear of the property there is an enclosed landscaped garden with patio area and raised decking area. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Entrance Hall

External composite door to front aspect and radiator.

Lounge Area

6.52m x 3.27m (21'5" x 10'8")

Window to front aspect, stairs to first floor and radiator.



Kitchen Area

2.34m x 3.59m (7'8" x 11'10")

Fitted with a range of wall and base units with worktops over, one and a half sink and drainer with mixer tap over, integrated microwave, single electric oven, four ring induction hob with extractor over, integrated washing machine and dishwasher.

Dining Living Area

3.72m x 5.77m (12'2" x 18'11")

Windows to rear and side aspect, skylight and bi-folding doors to rear aspect, breakfast bar and radiator.

WC

Window to front aspect and fitted with low level WC, wash hand basin with vanity unit under and radiator.

Landing

Access to loft and storage cupboard.

Bedroom One

3.09m x 3.38m (10'1" x 11'1")

Window to front aspect, built in wardrobes and radiator.

En-Suite

Window to side aspect and fitted with low level WC, wash hand basin, shower cubicle and heated towel radiator.

Bedroom Two

3.64m x 2.63m (11'11" x 8'7")

Window to front aspect and radiator.

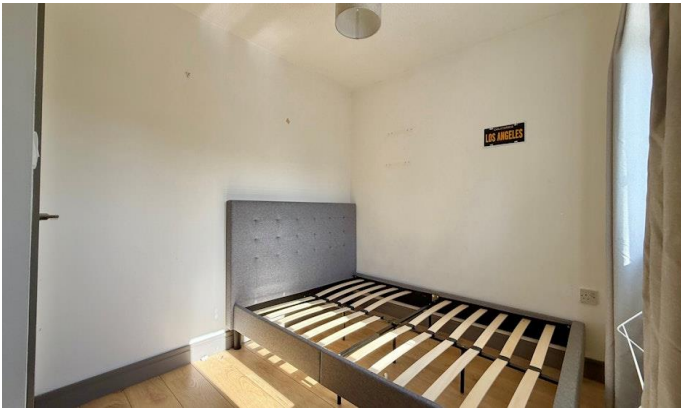
Bedroom Three

2.41m x 2.85m (7'11" x 9'5")

Window to rear aspect, built in wardrobe and radiator.

Bathroom

Window to rear aspect and fitted with low level WC, wash hand basin with vanity unit under, P-shaped bath with shower over.



Outside

To the front of the property there is a driveway with parking for up to three cars and EV Charging point and single integral garage. To the rear of the property there is an enclosed landscaped garden with decking area and benefitting from field views.

Integral Single Garage

With electric roller door, power and lighting.

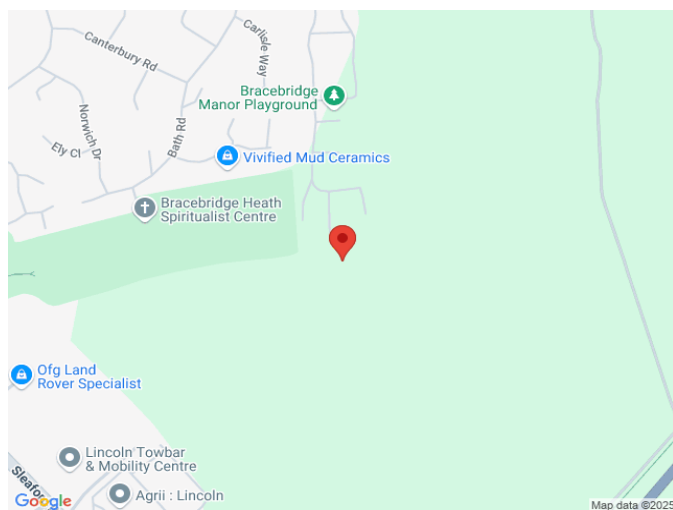
Agent Note

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Floorplan



18 WELLS DRIVE, BRACEBRIDGE HEATH, LN4 2UE
TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other features are approximate and should not be taken as any one, or all of them, is an 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.
Made on 16/06/2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		