



Shrewsbury Road ,
Bracebridge Heath



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1

£100,000

- Sem-Detached House
- 50% Shared Ownership
- Driveway For Two Cars
- Kitchen Diner
- Bathroom, En-Suite and Downstairs WC
- Spacious Garden
- Leasehold
- EPC rating B



*** 50% SHARED OWNERSHIP *** Well presented TWO BEDROOM Semi-Detached House located in the highly sought after and well serviced village of Bracebridge Heath. The house was constructed in 2022 and still has in place seven years on the NHBC Warranty.

The accommodation on offer comprises Lounge, Kitchen Diner and WC to the ground floor. To the first floor there are Two Double Bedrooms with En-Suite to Bedroom One and Bathroom. Outside the property there is a private driveway with parking for two cars. To the rear of the property there is an enclosed Lawned garden with patio area and shed.

Price Shown is for 50% Equity

Lounge

12'0" x 11'5" (3.7m x 3.5m)

Window and door to front aspect, storage cupboard, stairs to first floor and radiator.

Kitchen/Diner

11'0" x 13'11" (3.4m x 4.2m)

Window and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer, understairs cupboard and radiator.



Downstairs WC

4'0" x 6'0" (1.2m x 1.8m)

Fitted with low level WC, wash hand basin and radiator.

Landing

Access to roof space.

Bedroom One

10'4" x 9'9" (3.1m x 3m)

Window to rear aspect and radiator.

En-Suite

3'2" x 10'4" (1m x 3.1m)

Fitted with Shower cubicle, low level WC, wash hand basin, extractor and radiator.

Bedroom Two

8'8" x 13'4" (2.6m x 4.1m)

Window to front aspect and radiator.

Bathroom

6'8" x 6'4" (2m x 1.9m)

Fitted with panel bath with shower over, wash hand basin, low level WC, extractor and radiator.

Outside

To the front of the property there is a private driveway with parking for two cars. To the rear of the property there is an enclosed lawned garden with patio and shed.

Agents 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 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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