



- No Onward Chain
- Detached Family Home With Triple Glazing
- Four Bedrooms With Storage Built-in
- Two Bathrooms
- Two Reception Rooms & Two Conservatories
- Garage Space & Utility Room
- Driveway Parking & Enclosed Garden
- Fantastic For LSST Priory

Lichfield Road, Bracebridge Heath, LN4 2SS
£425,000





Offered for sale with no onward chain, this impressive detached family home is the ideal choice for anyone seeking a property with generous space for entertaining and everyday family living. The home boasts 4 spacious bedrooms and multiple living spaces across 2 floors. The ground floor includes a generous lounge and a separate dining room. There is also a modern kitchen, 2 conservatories, a utility room and a downstairs WC. Rising to the first floor are four bedrooms, which benefit from built in storage, a family bathroom and the master bedroom, which has its own en-suite shower room. Externally, the property has a private rear garden with walled perimeters and scope to further maximise the garden space. A major feature of this home is its exceptional location, situated within comfortable walking distance of the fantastic Priory LSST Secondary School, an academy that has repeatedly gained a highly regarded, high Ofsted rating. For families looking to secure a property within the catchment area of a top-tier local school, this home represents a perfect opportunity. Positioned in the vibrant village of Bracebridge Heath, the property benefits from an ideal balance of suburban living and city convenience, located just a short 10-minute drive into Lincoln City Centre. The village itself features a fantastic breakdown of essential local amenities right on your doorstep, ensuring you rarely have to travel far for daily necessities. Within the immediate area, residents have easy access to a Co-op food store, a Tesco Express, a local pharmacy, and a doctors' surgery, alongside two public houses that sit at the heart of the community. Furthermore, the property offers quick, easy, and convenient access onto RAF Waddington, making it an incredibly practical home for personnel based at the station or professionals commuting into the city and surrounding areas. Council tax band: E. Freehold.



Entrance Hall

A welcoming entrance hall, including a front door entry to the front aspect. It features a single radiator, stairs rising to the first floor, an understairs storage cupboard, and coving to the ceiling. It gives access to the living accommodation as well as the downstairs WC.

Downstairs WC

6' 3" x 3' 1" (1.90m x 0.94m)
Having a low-level WC, a wash hand basin with a vanity unit, a single radiator, and a tiled surround. It features a UPVC double-glazed obscure window to the front aspect.

Lounge

11' 11" x 15' 0" (3.63m x 4.57m)
Coving to the ceiling with a ceiling rose, a gas fire with a stone hearth surround, a single radiator, and a UPVC double-glazed window to the front aspect.

Dining Room

10' 1" x 15' 5" max (3.07m x 4.70m)
Having a single radiator, coving to the ceiling, and a UPVC double-glazed window to the rear aspect. Sliding doors lead directly into the conservatory.

Conservatory One

8' 2" x 10' 5" (2.49m x 3.17m)
A brick base with a uPVC surround and a glass roof with a solar-reflective coating. It features power sockets, tiled flooring, and French doors leading onto the rear garden.

Kitchen

15' 1" max x 10' 0" max (4.59m x 3.05m)
Includes a range of eye-level and base-level units with counter worktops, an integrated fridge, a Neff combination oven grill, and microwave, an Aniston cooker and hob, and a sink and drainer unit. Water softener feeding the whole house (except kitchen cold tap). A second fridge is also to remain with the sale of the property. The room features two UPVC double-glazed windows and gives access to a second conservatory.

Conservatory Two

10' 0" x 12' 0" (3.05m x 3.65m)
A brick base with a UPVC surround, French doors leading onto the rear garden, one electric heater, tiled flooring, and multiple power sockets. It also provides internal access to the utility room.

Utility Room

8' 2" x 8' 2" (2.49m x 2.49m)
This room was originally part of the double garage, but alterations were made to the double garage to minimise the space and create this utility room. It features a sink and drainer unit, space and plumbing for laundry appliances, coving to the ceiling, loft access, internal windows looking into the conservatory and the garage, and a wall-mounted gas central heating boiler with a regular service history.

First Floor Landing

The landing features a loft access, with the loft having some boarding, insulation, and a pull-down ladder. It also features a single radiator and access to an airing cupboard with a hot water cylinder and shelving for laundry.

Master Bedroom

15' 2" x 11' 9" (4.62m x 3.58m)
This room includes a UPVC double-glazed window to the front aspect, a single radiator, built-in wardrobes with sliding doors, and access to the en-suite.

En-Suite Shower Room

7' 6" max to the shower x 6' 8" (2.28m x 2.03m)
A low-level WC, a wash hand basin in a vanity unit, a heated towel rail, a single radiator, an extractor unit, and a towel surround to the WC and wash hand basin unit. It also features a fully tiled shower cubicle with an electric-mains shower.

Bedroom 2

11' 11" max x 12' 7" max (3.63m x 3.83m)
This bedroom features built-in wardrobes with sliding doors, a uPVC double-glazed window to the front aspect, and a single radiator.

Bedroom 3

10' 1" x 11' 11" max (3.07m x 3.63m)
Includes a uPVC double-glazed window to the rear aspect, a single radiator, and a built-in storage arrangement.

Bedroom 4

10' 1" maximum to the back of the wardrobe x 10' 6" max (3.07m x 3.20m)
Having a built-in wardrobe with sliding doors, coving to the ceiling, and a uPVC double-glazed window to the rear aspect.

Family Bathroom

7' 11" x 6' 7" max (2.41m x 2.01m)
Having a chrome heated towel rail, a bathtub with a mains shower head over (with an additional pump from the airing cupboard for a power shower) and tiled surround, a low-level WC, tiled flooring, a wash hand basin in a vanity unit, and an extractor unit.

Rear Garden

Outside to the rear is an enclosed garden with walled perimeters, mostly laid to lawn with mature shrubs and a paved seating patio area. It features an external water source, an outdoor socket, and gated access to the front of the property. The rear garden offers potential to be redesigned to maximise the space on offer.

Front & Parking

Outside to the front of the property, is a lawned and mature shrub garden arrangement with driveway parking for multiple vehicles.

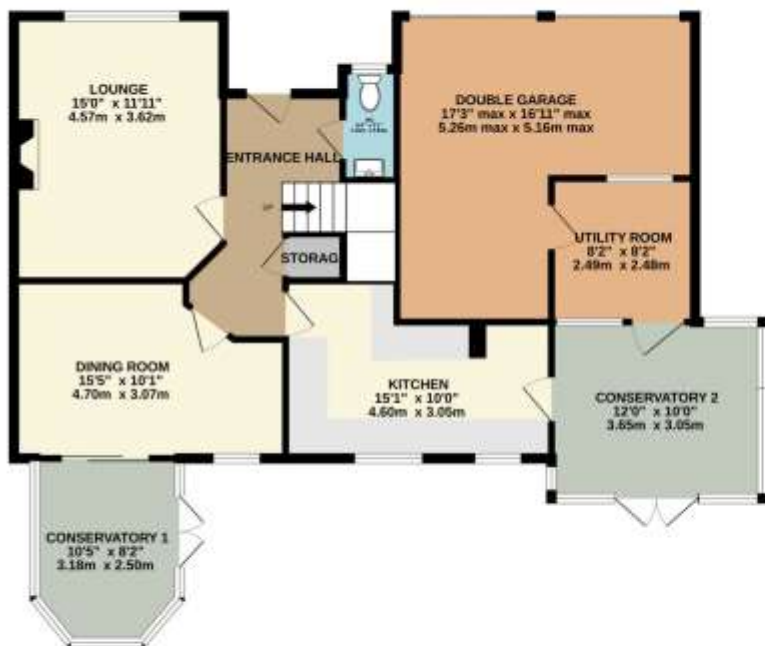
Garage

17' 3" max x 16' 10" max (5.25m x 5.13m)
The garage features one electric door, one manual up-and-over door, power points, a consumer unit, lighting, and coving to the ceiling. Originally designed as a double garage, it has been altered to make space for the 8'2" x 8'2" utility room, meaning the space is limited compared to the original design.





GROUND FLOOR
1061 sq. ft. (98.6 sq.m.) approx.



1ST FLOOR
704 sq. ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1765 sq. ft. (164.0 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.
Made with Metropia ©2020

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOU R LOCAL PROPERTY PEOPLE