



Canwick Avenue, Bracebridge Heath



3



1



2

£325,000



Key Features

- Detached Bungalow
- Redecorated Throughout
- Three Double Bedrooms
- UPVC DG & GCH
- Kitchen Diner
- Good Sized Gardens
- EPC rating D
- Freehold





CHAIN FREE! Recently redecorated throughout, this three bedroom detached bungalow enjoys a spacious non estate setting, large front and rear gardens and detached garage.

Featuring a Range cooker, tiled floors to entrance, kitchen, diner and bathroom, newly fitted carpets to lounge and third bedroom, large rear garden with summerhouse and decking area, plus detached garage and ample off road parking.

With accommodation comprising of; front porch, entrance hall, dual aspect lounge, kitchen/diner, rear porch and separate utility/store, three double bedrooms, a four piece bathroom suite, spacious driveway with ample off road parking for several vehicles, a detached garage (with power & lighting), and double gates providing access to the rear garden, which is mainly laid to lawn with summerhouse and decked entertainment area.

Entrance

The property is entered via a partly glazed door to the front elevation leading into the hallway with tiled flooring and a feature chrome radiator.

Lounge 18'1" x 12'2" (5.5m x 3.7m)

Dual aspect room with double glazed windows to the front and side elevation, newly fitted carpet, radiator and wall mounted electric fire.

Kitchen 15'1" x 10'11" (4.6m x 3.3m)

With double glazed window to the rear elevation overlooking the garden, range of base and eye level units with worktop, sink, range cooker with gas hob, extractor hood over and tiled flooring continuing from the hallway.

Dining Area 10'0" x 8'1" (3m x 2.5m)

With double glazed window to the rear overlooking the garden, radiator and tiled flooring following through from the kitchen.



Rear Porch & Utility

Enclosed porch with tiled floor, double radiator, double glazed window to rear overlooking the rear garden & double glazed upvc door to side leading to the garden, plus an internal door to utility/store room with plumbing for washing machine/dishwasher, and double glazed window to rear aspect.

Bedroom One 14'1" x 12'11" (4.3m x 3.9m)

With double glazed window to the front elevation, radiator and fitted wardrobes.

Bedroom Two 11.11m x 9.11m (36'6" x 29'11")

With double glazed window to the rear overlooking the garden and radiator.

Bedroom Three 9.10m x 8.60m (29'11" x 28'2")

With double glazed window to the side elevation, newly fitted carpet and wall mounted radiator.

Bathroom 9.10m x 6.60m (29'11" x 21'8")

With obscure double glazed window to the side elevation, four piece suite comprising bath, separate shower cubicle with electric shower, vanity unit with wash basin, low level wc and traditional radiator.

Outside (Front)

Enclosed by mature hedging the front garden is mainly laid to lawn with a gravelled driveway leading to front door and the detached garage, and featuring a working original Lincoln City lamp post.

Garage 19.30m x 9.80m (63'4" x 32'2")

With power and light connected, up and over door with personal door to the side leading to the rear garden.

Rear Garden

Laid to lawn with landscaped areas and pathway leading to decked patio and summerhouse.

Summer House 17.50m x 10.11m (57'5" x 33'2")

Recently re felted and painted.





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.



GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



CANWICK AVENUE, BRACEBRIDGE HEATH, LN4 2LZ

TOTAL FLOOR AREA : 993 sq.ft. (92.3 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 Metropix ©2023

