







Stane Drive, Bracebridge Heath

Asking Price £150,000

MARTIN&CO







Stane Drive, Bracebridge Heath

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £150,000

- Two Double Bedrooms
- 2 Allocated Parking Spaces
- Downstairs WC
- Enclosed Rear Garded
- No onward Chain
- EPC - C
- Council Tax - Band A
- Tenure - Freehold

This well presented two bedroom home in the sought after area of Bracebridge Heath, having amenities and being only a short drive to Lincoln City centre itself. offers comfortable living accommodation throughout, ideal for first time buyers, small families or investors alike. Benefitting from allocated parking for two vehicles and an enclosed rear garden, the property is conveniently laid out with practical living space and modern features throughout.

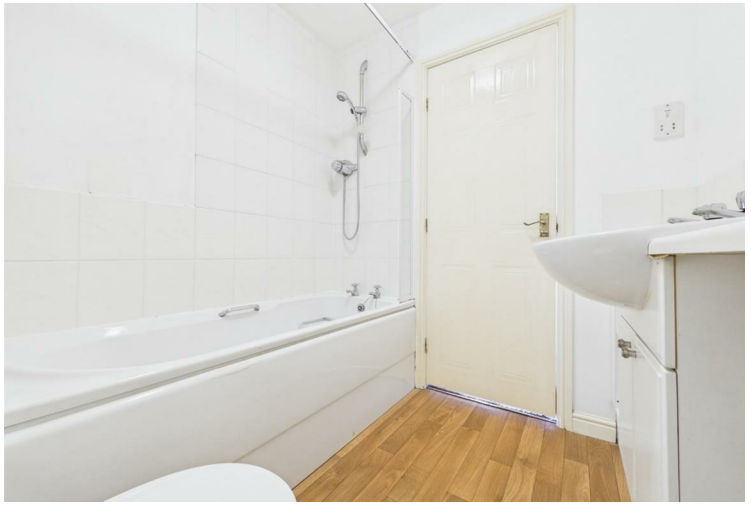
This well-presented two-bedroom home in the sought after area of Bracebridge Heath, having amenities and being only a short drive to Lincoln City centre itself. offers comfortable living accommodation throughout, ideal for first-time buyers, small families or investors alike. Benefitting from allocated parking for two vehicles and an enclosed rear garden, the property is conveniently laid out with practical living space and modern features throughout.

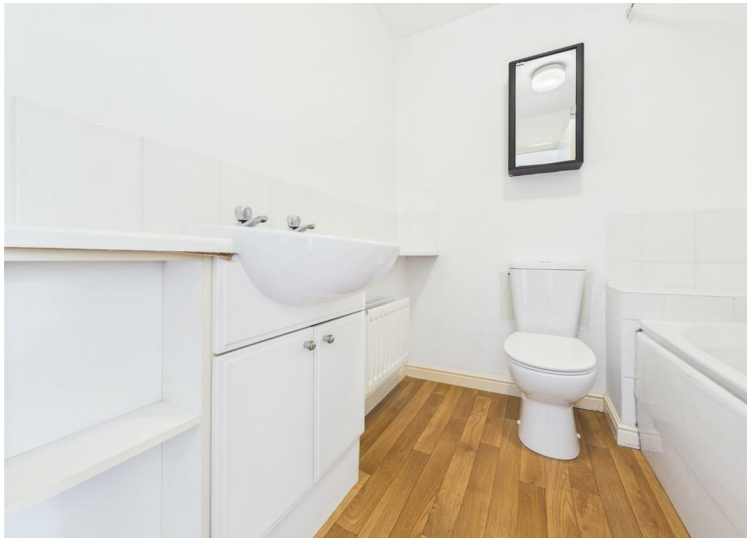
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Entrance Hall
2'11" x 7'11"
Welcoming entrance hall with carpet flooring, pendant light fitting and useful storage cupboard.

Kitchen
6'3" x 7'10"
Modern fitted kitchen comprising a range of eye-level units with laminate work surfaces incorporating a stainless steel sink basin. UPVC double glazed window to the front aspect, vinyl flooring, space for a fridge freezer and washing machine, electric oven with gas hob and extractor hood above, Ideal combi boiler and inset spotlight fittings.

WC
2'10" x 5'4"
Convenient ground floor cloakroom fitted with a low-level WC, pedestal porcelain wash basin, Vortice extractor fan, radiator, consumer unit and pendant light fitting, finished with vinyl effect wood flooring.









Living Room
12'10" x 15'0"
Spacious and bright living room featuring carpet flooring, electric fireplace, two radiators and spotlight fittings. UPVC double glazed patio doors provide access to the rear garden, with stairs rising to the first floor accommodation.

Stairs & Landing
2'11" x 6'3"
Carpeted stairs and landing with pendant light fitting and loft access.

Bedroom
12'10" x 8'3"
Generous bedroom with carpet flooring, radiator, UPVC double glazed window overlooking the rear garden, feature spotlight chandelier and airing cupboard.

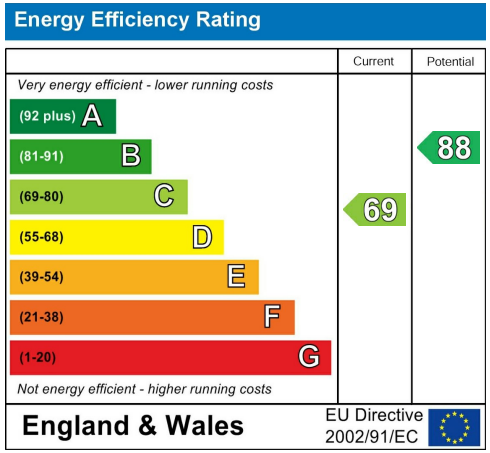
Bathroom
6'5" x 6'3"
Modern family bathroom fitted with a low-level WC, panelled bath with mixer shower over, vanity unit with porcelain wash basin, shaving charger point and Vortice extractor fan. Finished with wood effect flooring, radiator and enclosed light fitting.

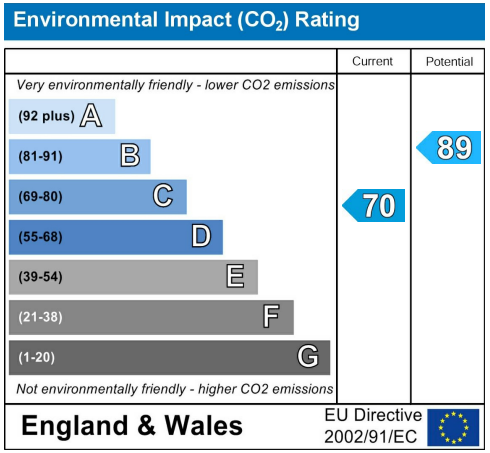
Bedroom
12'10" x 7'11"
Well-proportioned second bedroom with carpet flooring, pendant light fitting, radiator and UPVC double glazed window to the front aspect.Well-proportioned second bedroom with carpet flooring, pendant light fitting, radiator and UPVC double glazed window to the front aspect.

Outside
Enclosed rear garden mainly laid to lawn with patio seating area and storage shed, ideal for outdoor entertaining. To the front is a gravelled garden with additional storage shed housing the electric meter. Allocated parking for two vehicles.

Fixtures & FIttings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman