



Medland Drive, Bracebridge
Heath



4



2



2

£375,000

- Immaculate Detached House
- Four Bedrooms, Ensuite & Bathroom
- 18ft Living Room with French doors
- Kitchen with SMEG fitted appliances
- Utility & WC
- Double Garage, Driveway & Garden
- GCH & Ground Floor Underfloor Heating
- EPC rating B



Immaculate Four Bedroom Detached House situated in the distinguished St Johns development within Bracebridge Heath to the southeast of Lincoln city. The good sized accommodation comprises Entrance Hall with double storage cupboard, WC, Living Room with French Doors to rear garden, Kitchen with integrated SMEG appliances and granite work surfaces and Utility. The ground floor benefits from underfloor heating. Upstairs, Landing with storage cupboards, Bathroom, Four Bedrooms and Ensuite to Bedroom One. All of the sanitary ware is by ROCA. Outside a shared driveway is access behind electric double gates which then leads to the private driveway providing off road parking for four cars and leading to the detached double garage with electric door. The rear garden has a patio area with a 2m x 6m canopy and the remainder is lawned. The property benefits from gas central heating and underfloor heating.

Entrance Hall

Door to front aspect, double storage cupboard housing wall mounted gas central heating boiler, stairs to first floor and tiled flooring.

WC

Fitted with a low level wc, wash hand basin, part tiled walls, tiled flooring and extractor.

Living Room

18'5" x 16'9" (5.6m x 5.1m)

Window and French doors to rear garden.



Kitchen

16'4" x 9'0" (5m x 2.7m)

Windows to front and side aspects. Fitted with a range of wall and base units with granite work surface over and sink with mixer tap. Integrated SMEG appliances include double oven, five gas burner hob with extractor hood, fridge freezer and dishwasher.

Utility

9'9" x 5'0" (3m x 1.5m)

Door to side aspect. Fitted with wall units and granite work surface. Space and plumbing for washing machine and tumble dryer. Alarm panel.

Landing

Two built in storage cupboards.

Bedroom One

14'4" x 9'8" (4.4m x 2.9m)

Window to rear aspect and radiator.

Ensuite

Window to side aspect. Fitted with a low level wc, wash hand basin and double shower cubicle. Chrome heated towel rail, part tiled walls and tiled flooring.



Bedroom Two

12'4" x 9'8" (3.8m x 2.9m)

Window to front aspect and radiator.

Bedroom Three

11'5" x 7'2" (3.5m x 2.2m)

Window to front aspect and radiator.

Bedroom Four

10'6" x 7'2" (3.2m x 2.2m)

Window to rear aspect, fitted wardrobes and radiator.

Bathroom

9'8" x 7'0" (2.9m x 2.1m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with mains shower and glazed shower screen. Chrome heated towel rail, part tiled walls, tiled flooring and extractor fan.

Outside

To the front of the property is a low maintenance garden. Shared gravelled driveway to the side of the property is access via double electric gates and leads to the private driveway providing off road parking for up to four cars. The rear garden has a patio area with a 2m by 6m canopy and the remainder is lawned with gated rear access.

Detached Double Garage

18'9" x 17'8"

Electric door, power and lighting and pitched roof storage.

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.



Floorplan



19 MEDLAND DRIVE, BRACEBRIDGE HEATH LINA 3FS
 TOTAL FLOOR AREA: 1330 sq.ft. (123.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and the responsibility is solely for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee, as to their availability or otherwise, can be given.
 Made with Letmapr 2020



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
 lincoln@newtonfallowell.co.uk