



- Detached Family Home
- WC, En-Suite & Family Bathroom
- Generous Rear Garden
- Sold With No Onward Chain

- Three Spacious Bedrooms
- Single Garage & Driveway
- Lounge & Dining Room
- Popular Residential Area

Cardyke Way, Bracebridge Heath, LN4 2SY  
£280,000





Starkey&Brown is delighted to present this three-bedroom detached family home positioned on Cardyke Way, set within the popular village of Bracebridge Heath. The property occupies a generous plot and is offered for sale with the benefit of no onward chain. Spacious living throughout is ideal for families or buyers looking for a property in a sought-after residential area. Accommodation briefly comprises an entrance hall leading into a bright and airy spacious lounge, an open archway provides a seamless flow into the dining room, which creates an excellent space for entertaining and family living. Patio doors open directly onto the rear garden. A fitted kitchen alongside a separate utility area leading to a ground-floor WC. Rising to the first floor, there are three generous bedrooms, with the master bedroom benefitting from an en-suite shower room and a family bathroom. Externally, the property has a generous plot with a spacious rear garden offering excellent outdoor space for entertaining. To the front of the property, there is a driveway providing off-street parking, a lawn frontage, and access to a single garage. Further benefits include gas central heating and uPVC double-glazing throughout. Bracebridge Heath offers a wide range of local amenities, including schools, shops, a doctor's surgery, a post office, public houses, the A15 to Sleaford and the A607 to Grantham, and a regular bus service to and from Lincoln city centre. Council tax band: D. Freehold.



## uPVC composite door leading into:

### Hall

Staircase to the first floor and a radiator. Access to:

### Living Room

13' 5" x 12' 4" (4.09m x 3.76m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, understairs storage cupboard, and a gas fireplace (capped off). Open access leading to:

### Dining Room

9' 6" x 7' 8" (2.89m x 2.34m)

Having uPVC French doors leading to the rear, laminate flooring, and a radiator. Leading to:

### Kitchen

9' 6" x 9' 5" (2.89m x 2.87m)

Range of matching base and wall units with countertops, stainless steel sink with mixer tap, freestanding electric oven with 4-ring gas hob and overhead extractor fan, a uPVC double-glazed window to the rear, tiled splashback and tiled flooring. Leading to:

### Utility

5' 9" x 5' 8" (1.75m x 1.73m)

A uPVC composite door leading to the side, a wall-mounted boiler, space and plumbing for a washing machine, and space for a fridge freezer.

### WC

Low-level WC, wash hand basin with understorage, partially tiled walls, a frosted double-glazed window to the rear, and a radiator.

### First Floor Landing

Carpeted, a storage cupboard, and loft access. Access to the bedrooms and the bathroom.

### Bedroom 1

12' 11" x 8' 9" (3.93m x 2.66m)

Having a uPVC double-glazed window to the rear, carpeted, and a radiator. Access to:

### En-Suite

Three-piece suite comprising a walk-in shower cubicle, wash hand basin with storage, low-level WC, a radiator, a frosted double-glazed window to the front aspect and an extractor fan.

### Bedroom 2

13' 5" x 11' 2" (4.09m x 3.40m)

Two uPVC double-glazed windows to the front, carpeted, a radiator, and overstairs storage cupboard.

### Bedroom 3

9' 6" x 8' 3" (2.89m x 2.51m)

Having a uPVC double-glazed window to the rear, carpeted, and a radiator.

### Bathroom

Three-piece suite comprising a wash hand basin with under storage, low-level WC, panelled bath, partially tiled walls, frosted double-glazed window to the rear, an extractor fan and a radiator.

### Outside Front

Lawned area and a tarmac drive with access to the garage.

### Garage

13' 5" x 7' 5" (4.09m x 2.26m)

Having an up-and-over door.

### Outside Rear

Mostly laid to lawn with patio seating area, fully fenced surround. Side access and an outside tap.



**GROUND FLOOR**  
521 sq.ft. (48.4 sq.m.) approx.



**1ST FLOOR**  
444 sq.ft. (41.3 sq.m.) approx.



**TOTAL FLOOR AREA: 966 sq.ft. (89.7 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.  
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