



Oakdene Avenue,
Bracebridge Heath



£240,000

- Extended Semi-Detached
- Three Bedrooms
- Modern Kitchen Diner
- Bay Fronted Lounge
- Ample Parking
- Popular Village Location
- Tenure: Freehold
- EPC Rating C



Extended THREE BEDROOM semi-detached home situated in the highly sought-after village of Bracebridge Heath. Ideally positioned within walking distance of a wide range of local amenities, including shops, supermarkets, schools, a GP surgery, pharmacy, cafes, public houses and regular transport links into Lincoln. Beautifully presented throughout, the property has been thoughtfully extended to provide spacious and versatile living accommodation, complemented by a generous rear garden.

The accommodation on offer comprises Entrance Hall, Lounge and an extended Kitchen Diner. To the first floor there are Three Bedrooms and a modern Family Bathroom. Externally to the front of the property there is a lawned garden and driveway with space for up to three cars. To the rear of the property is an enclosed lawned garden with patio area, home bar and shed.

Entrance Hall

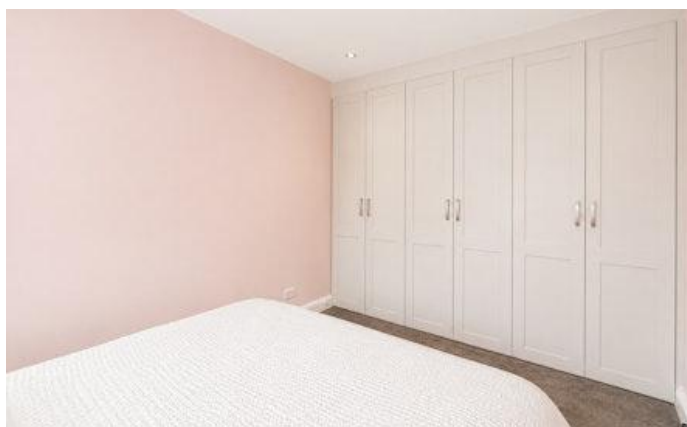
4'0" x 3'0" (1.2m x 0.9m)

With entrance door with stairs to the first floor.

Lounge

13'3" x 12'4" (4m x 3.8m)

With a bay window to the front aspect and radiator.



Kitchen Diner

18'5" x 13'10" (5.6m x 4.2m)

With a window and patio doors to the rear aspect. Fitted with a range of wall and base units with worktops over. Integrated oven and hob with extractor hood over, fridge and freezer, wine chiller and dishwasher. With space and plumbing for washing machine.

Landing

6'3" x 6'2" (1.9m x 1.9m)

With a window to the side aspect and stairs to the ground floor.

Bedroom One

10'8" x 9'4" (3.3m x 2.8m)

With a window to the front aspect, built in wardrobes and radiator.

Bedroom Two

9'4" x 8'9" (2.8m x 2.7m)

Window to rear aspect and radiator.

Bedroom Three

7'7" x 7'6" (2.3m x 2.3m)

With a window to the front aspect and radiator.

Bathroom

6'2" x 5'8" (1.9m x 1.7m)

With a window to the rear aspect, panelled bath with shower over, low level wc and wash hand basin.

Outside

To the front of the property there is a lawned garden and driveway with room for up to three cars. To the rear of the property there is an enclosed lawned garden with patio area, home bar and shed.

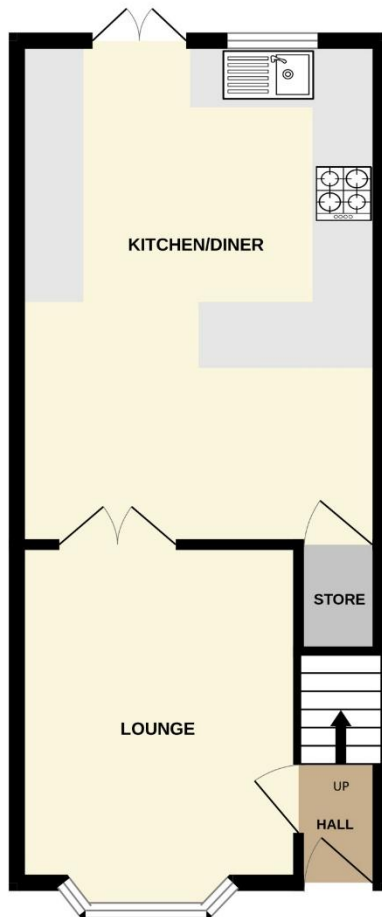
Agents Note

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.

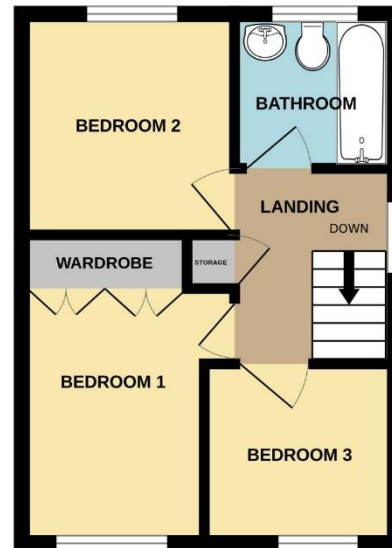




GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



19 OAKDENE AVENUE LN4 2RA

TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 Metropix G2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk