



King Drive, Bracebridge Heath



£210,000

- End Of Terrace House
- Three Bedrooms
- Driveway With Ample Parking
- Sought After Location
- Enclosed Garden
- Gas Central Heating & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating C



Well presented THREE BEDROOM End Terrace House situated in the highly sought-after village of Bracebridge Heath. Ideally located within walking distance of a wide range of local amenities including a Co-op convenience store with Post Office, Tesco Express, pharmacy, doctors' surgery, library, cafes, takeaways, public houses, sports facilities and regular bus services into Lincoln.

The village also offers excellent educational facilities, with St John's Primary Academy and The Priory Academy LSST both within easy walking distance, making this an ideal home for families. Bracebridge Heath combines the benefits of village living with excellent access to Lincoln city centre and the A15 and A607 road networks.

The accommodation on offer comprises Entrance Hall, WC, Lounge and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally the property offers a driveway with room for up to five cars. To the rear of the property there is an enclosed lawned garden with raised decking area and home bar. The property also benefits from gas central heating and uPVC Double Glazing.

Porch

With entrance door and access to the wc.



WC

With a window to the front aspect, low level wc, wash hand basin and radiator.

Lounge

15'9" x 14'6" (4.8m x 4.4m)

With a window to the front aspect, stairs to the first floor and radiator.

Kitchen

14'6" x 8'3" (4.4m x 2.5m)

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

Landing

With stairs to the ground floor.

Bedroom One

10'9" x 8'4" (3.3m x 2.5m)

With a window to the rear aspect and radiator.

Bedroom Two

13'5" x 8'4" (4.1m x 2.5m)

With a window to the front aspect and radiator.

Bedroom Three

10'2" x 5'11" (3.1m x 1.8m)

With a window to the front aspect and radiator.

Bathroom

6'2" x 5'7" (1.9m x 1.7m)

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



Outside

Externally the property offers a driveway with room for up to five cars.

To the rear of the property there is an enclosed lawned garden with raised decking area and home bar.

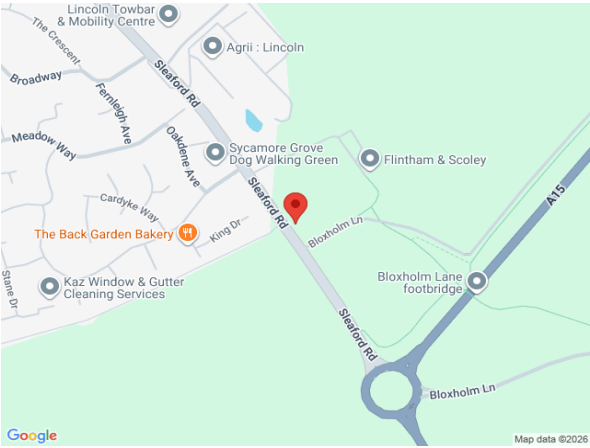
Agents Note

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



KING DRIVE, BRACEBRIDGE HEATH, LN4 2TZ
TOTAL FLOOR AREA : 726 sq.ft. (67.5 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 ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk