



- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Kitchen Diner
- 16'10" x 13'0" Lounge
- Three Piece Bathroom Suite
- Landscaped Garden
- Driveway Parking & Garage

Redhall Drive, Bracebridge Heath, LN4 2JS  
£230,000



Offered for sale with no onward chain is this two bedroom detached bungalow located on Redhall Drive in Bracebridge Heath. Being immaculately presented throughout, but in need of a programme of modern refurbishment, the home makes for a fantastic investment opportunity. Currently the property provides a generous size lounge, a sociable kitchen diner and two generous bedrooms. The home is completed by a welcoming entrance hallway and a three-piece bathroom suite plus a separate WC. The garden has been landscaped to the rear with a seating area and being mostly laid to lawn with access to a brick built single garage. To the front of the property there is presentable garden and driveway with parking for multiple vehicles. Further benefits of the property includes uPVC double-glazing throughout, a partially boarded loft space, gas heated via a back boiler, currently located behind the fireplace in the lounge. Bracebridge Heath is well-regarded for it's excellent amenities such as Tesco Express, Co-op foodstore, pharmacy, a post office, schooling and doctors surgery, with a 10 minute bus ride will take you to the main transport hub of the city. For further details and viewing requests please contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Hallway

Accessed via the front porch. Loft access - partially boarded, insulation, a pull-down ladder, and housing the water tank. Access to the lounge, the bedrooms, and the bathroom.

## Lounge

16' 10" x 13' 0" (5.13m x 3.96m)

Having a uPVC double-glazed window to the front and side aspect, coving to the ceiling, a feature gas fireplace (having a fitted back boiler to power the gas central heating system), and a radiator.

## Kitchen Diner

11' 6" x 16' 7" (3.50m x 5.05m)

Having a range of base and eye-level units with integrated appliances, space and plumbing for further appliances, 2 uPVC double-glazed windows to the rear aspect, 1 uPVC double-glazed window to the side aspect, a radiator, an external door and dining space.

## Bedroom 1

10' 10" x 10' 11" (3.30m x 3.32m)

Having a uPVC double-glazed window to the front aspect, a coved ceiling, and a radiator.

## Bedroom 2

9' 7" x 10' 10" (2.92m x 3.30m)

Having a uPVC double-glazed window to the side aspect, a radiator, and a coved ceiling.

## Bathroom

8' 6" x 7' 6" (2.59m x 2.28m)

Three-piece suite comprising a bath tub, a pedestal hand wash basin unit, a low-level WC, tiled wall surround with mirror detail, coved ceiling, a uPVC double-glazed obscured window to the rear aspect, and a radiator.

## Separate WC

Low-level WC, hand wash basin unit, and a uPVC double-glazed obscured window to the rear aspect.

## Outside Rear

Landscaped garden, mostly laid to lawn with a pathway and a patio seating area. Access to a brick-built single garage with up and over door and a window to the side aspect.

## Outside Front

Driveway parking for multiple vehicles, landscaped front garden, and double-gated entrance to the rear.





GROUND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



REDHALL DRIVE, BRACEBRIDGE HEATH LN4 2JS

TOTAL FLOOR AREA: 974 sq.ft. (90.5 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.

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