



Shrewsbury Road, Bracebridge Heath, Lincoln

3 Bedroom, 3 Bathroom, House - Terraced

£220,000



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Lincoln**

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Date Available:

Deposit:
null

Council Tax Band: B

- Modern Three bedroom Terraced Home
- Master with En-Suite Shower Room
- Lounge & Kitchen/Diner
- Enclosed Rear Garden with Patio
- Allocated Parking for Two Cars
- Council Tax Band: B
- EPC Rating: B
- Freehold

A well-presented three-bedroom home providing lounge, kitchen/diner, downstairs WC, en-suite shower room to the master bedroom and enclosed rear garden. The property also benefits from two allocated parking spaces to the front and side access to the rear garden .





Not to be missed. Martin & Co are proud to present this modern three-bedroom terraced home built in 2022 situated in the sought after area of Bracebridge Heath. Accommodation comprises of; Entrance Hall, Downstairs WC, Lounge and a well-appointed Kitchen/Diner. The kitchen provides space for a washing machine, tumble dryer and fridge/freezer, along with a single oven and four-ring gas hob. French doors open onto the rear garden, while an under-stairs cupboard provides useful additional storage. To the first floor you will find three bedrooms, including master with en-suite shower room, alongside a modern family bathroom. Externally, the property benefits from two allocated parking spaces to the front. To the rear is a fully enclosed garden, mainly laid to lawn and patio area to enjoy the outdoor space. In summery, an excellent opportunity for First-Time buyers and Investor buyers looking to grow their port folio and boasts well-presented accommodation, allocated parking and a convenient location within Bracebridge Heath.

Council Tax - Band A
Tenure - Freehold
EPC - B

Entrance Hall
3'11" x 5'5"
Laminate flooring, radiator and ceiling light fitting. Access to the downstairs WC.

Cloakroom
3'0" x 5'6"
Laminate flooring, front-facing window, radiator, wash hand basin and WC.

Living Room
12'4" x 13'10"
Carpeted reception room with a front-facing window, radiator and ceiling light fitting.

Kitchen/Diner
15'8" x 9'9"
Laminate flooring, rear-facing window and patio doors



providing access to the rear garden. Fitted with a range of eye-level and base units, sink, plumbing for a washing machine, electric oven, four-ring gas hob and extractor unit, a ceiling light fitting, and spotlights fixture. Further benefits include under-stairs storage cupboard and radiator.

Landing
 6'6" x 4'3"
 Carpeted landing with loft access and a built-in storage cupboard.

Master Bedroom
 12'4" x 8'9"
 Double bedroom with carpeted flooring, front-facing window, radiator, ceiling light fitting and space for a wardrobe. Access to the en-suite shower room.

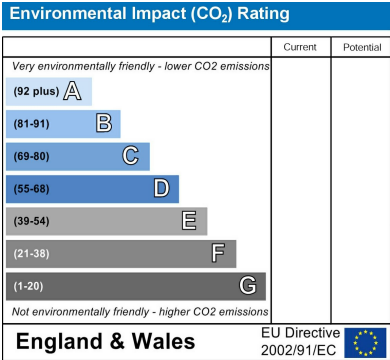
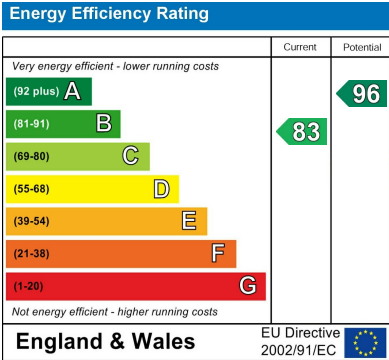
Ensuite
 5'3" x 6'11"
 Laminate flooring, front-facing window, walk-in shower, wash hand basin, WC, radiator and ceiling light fitting.

Bedroom Two
 8'9" x 7'10"
 Double bedroom with carpeted flooring, rear-facing window, radiator and ceiling light fitting. Currently being used as a work from home space

Bedroom Three
 6'7" x 7'10"
 Single bedroom with carpeted flooring, rear-facing window, radiator and ceiling light fitting.

Family Bathroom
 Laminate flooring, side-facing window, panelled bath with shower over, wash hand basin, WC, radiator and ceiling light fitting.

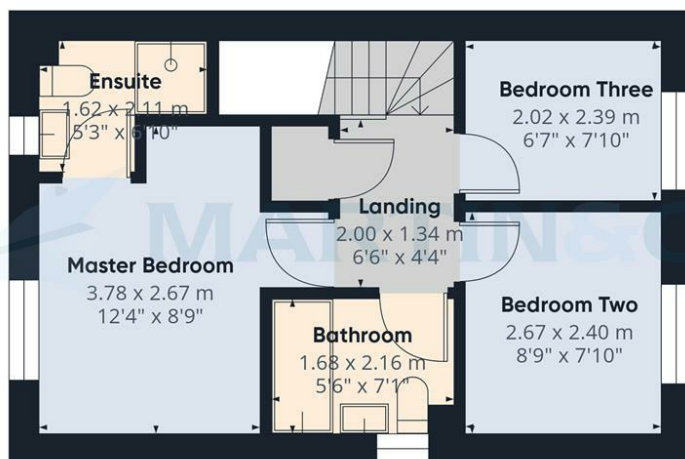
Fixtures & Fittings
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1

Approximate total area⁽¹⁾

67.3 m²
726 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.