



## Sycamore Grove, Bracebridge Heath



**£315,000**

- Detached House, Southeast of Lincoln City
- Four Bedrooms, Ensuite & Bathroom
- Lounge, Dining Room & Conservatory
- Downstairs Bedroom/Reception Room
- GCH & uPVC Double Glazing
- Good access to Amenities & the Bypass
- Driveway & Garden
- Freehold & EPC rating C



Four/Five Bedroom Detached House, situated in the popular Bracebridge Heath southeast of Lincoln city. The property boasts good sized accommodation and is conveniently located for amenities and the Lincoln Bypass. The accommodation comprises Entrance Hall Lounge, Dining Room, Bedroom/Reception Room, Conservatory Kitchen, Utility Room and Cloak Room. On the first floor, Bathroom and Four Bedrooms, Two with Fitted Wardrobes, and Ensuite Shower Room to Bedroom One. Outside a driveway and enclosed rear garden.

### Entrance Hall

Door to front aspect, stairs to first floor, radiator and understairs storage.

### Lounge

14'6" x 12'4" (4.4m x 3.8m)

Window to front aspect, two radiators

### Dining Room

11'2" x 8'0" (3.4m x 2.4m)

French doors to rear garden, radiator.



### Bedroom/Reception Room

17'2" x 7'9" (5.2m x 2.4m)

Window to front aspect, wall mounted electric panel heater.

### Kitchen

16'2" x 11'1" (4.9m x 3.4m)

Window to rear aspect and French doors into the conservatory. Fitted with wall and base units with work surface and drainer sink unit over. Fitted oven, hob, extractor hood and dishwasher. Radiator.

### Conservatory

10'3" x 8'7" (3.1m x 2.6m)

Brick base and upvc construction, tiled floorings and French doors.

### Cloak Room

Window to front aspect. Fitted with a low level wc and wash hand bowl on work surface. Chrome heated towel rail.

### First Floor Landing

Loft access.

### Bedroom One

12'10" x 9'1" (3.9m x 2.8m)

Window to rear aspect, radiator and fitted wardrobes.

### Bedroom Two

14'6" x 8'8" (4.4m x 2.6m)

Windows to both front and side aspects, radiator and fitted wardrobes.



### Bedroom Three

11'6" x 8'6" (3.5m x 2.6m)

Window to rear aspect, radiator and fitted wardrobes.

### Bedroom Four

9'1" x 9'1" (2.8m x 2.8m)

Window to front aspect, radiator.

### Bathroom

Window to front aspect. Fitted with a low level wc, bath, wash hand basin and chrome heated towel rail. Tiled walls and extractor fan.

## Outside

To the front of the property is a driveway with gated side access. To the rear is an enclosed lawned garden.

## Agents Note

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# Floorplan



SYCAMORE GROVE, BRACEBRIDGE HEATH, LN4 2RD  
 TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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