



Gloucester Close, Lincoln



**£280,000**

- Detached House
- Three Bedrooms
- En-Suite, Bathroom & Downstairs WC
- Popular Village
- Driveway Parking
- Converted Garage
- Tenure: Freehold
- EPC Rating D



Well presented THREE BEDROOM Detached house located in the highly sought after area of Bracebridge Heath. Perfectly positioned within walking distance of the local primary school, shops and LSST secondary school.

The accommodation on offer comprises Entrance Hall, WC, Lounge , Dining Room, Kitchen and Conservatory to the ground floor. To the first floor there are Three Bedrooms with an En-Suite to master and a further Family Bathroom. Outside to the front there is a lawned garden and driveway with space for up to three cars leading to a converted garage. To the rear of the property there is an enclosed lawned garden and patio area.

The property also benefits from Gas Central Heating and uPVC Double Glazing.

#### **Entrance Hall**

External door to front aspect and stairs to first floor.

#### **Lounge 13'6" x 13'7" (4.1m x 4.1m)**

Window to front aspect, understairs cupboard and radiator.



### Dining Room 9'1" x 8'6" (2.8m x 2.6m)

Patio doors leading to conservatory and radiator.

### Kitchen 9'1" x 8'6" (2.8m x 2.6m)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine and fridge freezer, single electric oven, four burner gas hob and radiator.

### Conservatory 9'7" x 8'6" (2.9m x 2.6m)

Windows to all aspect and external doors to rear aspect.

### Landing

Access to roof space.

### Bedroom One 11'1" x 10'4" (3.4m x 3.1m)

Window to rear aspect and radiator.

### En-Suite 3'5" x 8'0" (1m x 2.4m)

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.



### **Bedroom Two 9'1" x 10'11" (2.8m x 3.3m)**

Window to front aspect, built in storage cupboard and radiator.

### **Bedroom Three 8'0" x 7'0" (2.4m x 2.1m)**

Window to front aspect and radiator.

### **Bathroom 7'0" x 6'3" (2.1m x 1.9m)**

Window to rear aspect and fitted with panel bath with shower over, sink with drainer, wash hand basin, extractor and radiator.

### **Outside**

To the front of the house there is a lawned garden and driveway with space for up to three cars. To the rear of the property there is an enclosed lawned garden with patio area.

### **Agent Note**

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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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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