



- Three Bedrooms
- Two Parking Spaces
- South-West Facing Rear Garden
- Lounge Diner
- Updated Kitchen
- Modern Bathroom
- Extensive uPVC Double Glazing
- Cul-De-Sac Location

Ely Close, Bracebridge Heath, LN4 2TJ
£194,950





Situated in the village of Bracebridge Heath. Starkey&Brown is delighted to offer for sale this modern three bedroom mid-terraced house. Accommodation comprises of three bedrooms, a lounge diner, an update kitchen and a recently fully fitted bathroom suite. Additional benefits include uPVC double-glazing, gas fired central heating, a south-west facing rear garden and two parking spaces to the front aspect. The property is also located in a cul-de-sac location. An internal inspection is highly recommended. Council tax band: B. Freehold.

Front door leading into:

Hallway

Door through to the kitchen and door to the lounge.

Kitchen

9' 0" x 8' 5" (2.74m x 2.56m)

A range of fitted wall and base units with rolled-edge worktop surfaces incorporating cupboards and drawers, built-in appliances include an electric oven, a 4-ring gas hob, and an extractor hood, a stainless steel sink with a single drainer unit, plumbing for a washing machine, space for a fridge freezer, a wall-mounted gas combination central heating boiler and a uPVC window to the front aspect.

Lounge Diner

15' 4" x 13' 0" (4.67m x 3.96m)

Laminate wood-effect flooring, an understairs storage cupboard, a radiator, a uPVC window, and a uPVC door leading to the rear garden.

First Floor Landing

Bedroom 1

13' 9" x 8' 6" (4.19m x 2.59m)

Having a uPVC window overlooking the rear garden and a radiator.

Bedroom 2

9' 0" x 8' 5" (2.74m x 2.56m)

A uPVC window to the front aspect and a single radiator.

Bedroom 3

8' 0" x 6' 6" (2.44m x 1.98m)

Having a radiator and a uPVC window overlooking the rear garden.

Bathroom

Three-piece suite comprising a panelled bath with rainfall shower over with a glass shower shield, a low-level WC, a wash hand basin incorporating a vanity sink unit, fully tiled walls and flooring, a stainless steel heated towel rail, a uPVC frosted window, and an extractor fan.

Outside Front

Two parking spaces for two cars and a bin storage cupboard.

Outside Rear

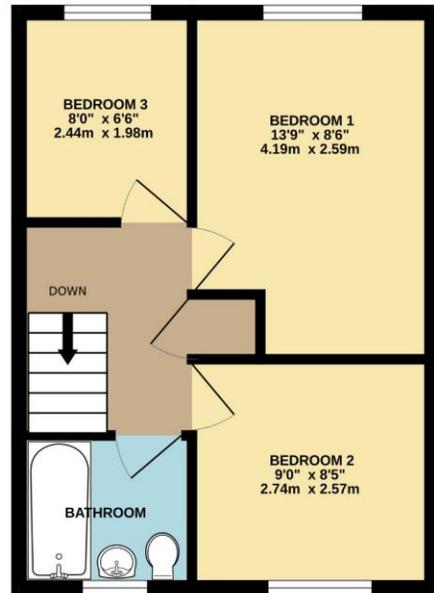
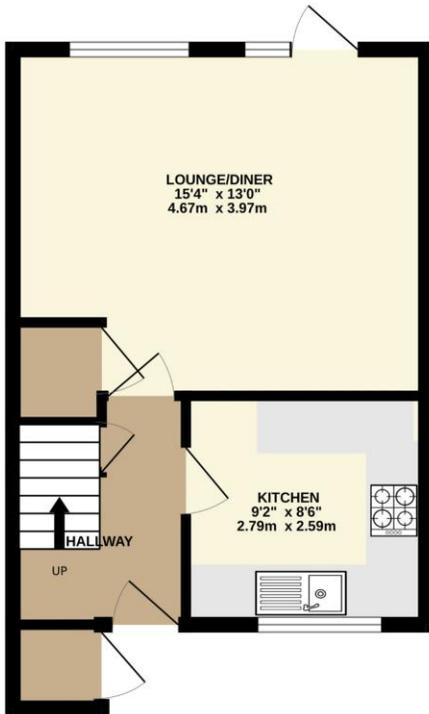
Mainly laid to lawn with a fenced surround, a decking area, and is predominantly south-west facing.





GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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