



- Modern Detached Family Home
- Built In 2017
- Four Bedrooms
- Immaculate Standard Throughout

- 20'7" X 16'11" Lounge Diner
- Beautiful Rear Garden
- Driveway Parking With Secure Electric Gates
- Double Garage

Medland Drive, Bracebridge Heath, LN4 2FS
£375,000





Starkey&Brown is delighted to represent this modern detached family home built in 2017. The property boasts accommodation over two floors and comes with immaculate interiors throughout. Upon entering the property, the welcoming entrance hall features a cloakroom and a downstairs WC, tiled flooring leading to a kitchen and an open-plan lounge diner. The whole of the ground floor boasts underfloor heating, with the kitchen having a range of eye and base level units with counter worktops and integrated Smeg appliances. There is also a utility room with space and plumbing for laundry appliances. The open plan lounge diner measures 27'0" x 16'11" and features striking double doors overlooking the beautiful rear garden. Rising to the first floor, there are four bedrooms benefitting from the use of two bathrooms. The master bedroom measures 9'4" x 14'5" and features its own en-suite shower room. Bedrooms 2, 3, and 4 benefit from the use of a three-piece bathroom suite. Outside to the rear is a beautiful garden which has been landscaped with a patio pergola with shade canopy, seating area, flora borders, enclosed perimeters, and an external water source. Shared driveway parking, which is mostly gravelled and secured by electric gates. Driveway provides private parking for multiple vehicles with access to a double garage. Bracebridge Heath is situated a short 10-minute drive from Lincoln city centre and features a range of essential amenities nearby. These include LSST Priory Academy, rated one of the best schools in Lincoln/Lincolnshire, two public houses, a Co-op food store, a post office, a pharmacy and a Tesco Express. For further details and viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Built-in cloak cupboard housing the gas central heating combination boiler - regular Glow annual service. Tiled flooring with underfloor heating and stairs rising to the first floor. Access to:

Downstairs WC

Low-level WC, a pedestal hand wash basin unit, half tiled surround and flooring, an extractor unit, finished with a Roca bathroom suite.

Kitchen

16' 4" x 9' 0" (4.97m x 2.74m)

Having a range of eye and base level units with counter worktops, integrated Smeg appliances such as an integrated fridge freezer, a double oven, a dishwasher, a 5-ring Smeg hob, and tiled flooring. Two double-glazed hardwood windows to the front and side aspects.

Utility Room

4' 11" x 9' 0" (1.50m x 2.74m)

A range of base and eye-level units with counter worktops, space and plumbing for appliances, tiled flooring, USB power points, and an external door leading onto the rear garden.

Open Plan Lounge Diner

20' 7" x 16' 11" (6.27m x 5.15m)

Underfloor heating, window to the rear aspect, and double doors to the rear aspect overlooking the rear garden.

First Floor Landing

Thermostat control, two storage cupboards, and a radiator. Double-glazed hardwood window to the side aspect. Loft access - insulated, boarded out, electrics, and a ladder.

Master Bedroom

9' 4" x 14' 5" (2.84m x 4.39m)

Fan light, a double-glazed hardwood framed window to the rear aspect, and a radiator. Access to:

En-Suite

3' 11" x 9' 9" (1.19m x 2.97m)

Shower cubicle, tiled floor and surround, a hand wash basin unit, a low-level WC, a chrome heated hand towel rail, an obscured double-glazed hardwood framed window, and an extractor unit finished with a Roca bathroom suite.

Bedroom 2

12' 4" x 9' 4" (3.76m x 2.84m)

Double-glazed hardwood framed window to the front aspect and a radiator.

Bedroom 3

11' 5" x 7' 2" (3.48m x 2.18m)

Double-glazed hardwood framed window to the rear aspect, a radiator, and a fitted wardrobe to remain.

Bedroom 4

7' 2" x 11' 5" max (2.18m x 3.48m)

Double-glazed hardwood framed window to the front aspect and a radiator.

Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn, a patio pergola with a shade canopy, paved patio seating area, and an external water source. External side gate leading to the front of the property. External gate leading to private parking area.

Parking

Shared gravelled driveway with electric gated access leading to private parking for many vehicles and access to a double garage.

Double Garage

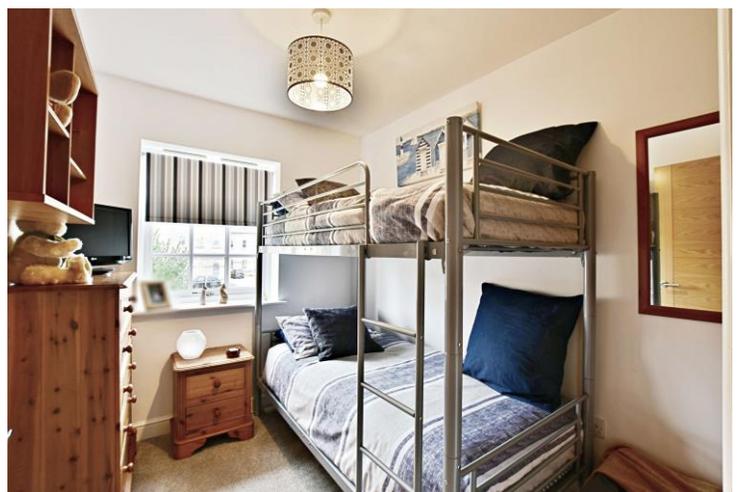
Power points and lighting. Loft access - boarded, a pull-down ladder providing great storage space.

Agents Note 1

The property comes with a service charge £96 per annum. Which can be paid every 6 months.

Agents Note 2

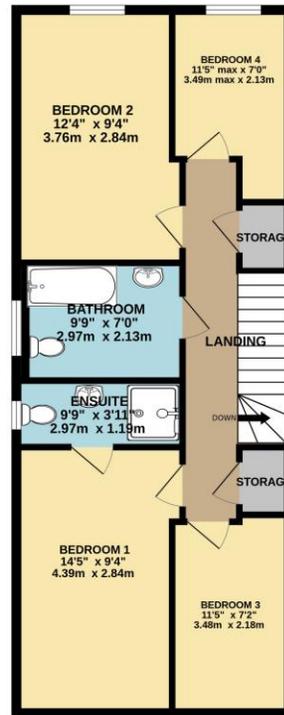
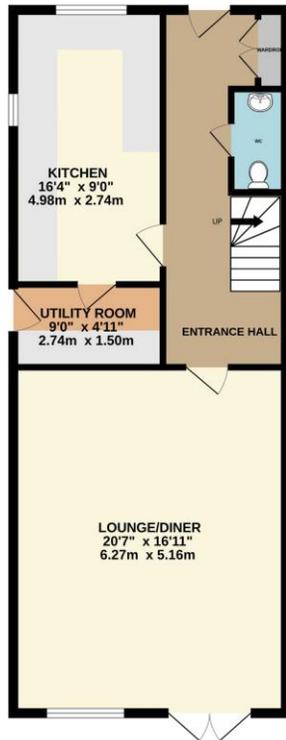
The property was built-in 2017 and comes with a 10-year NHBC guarantee.





GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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