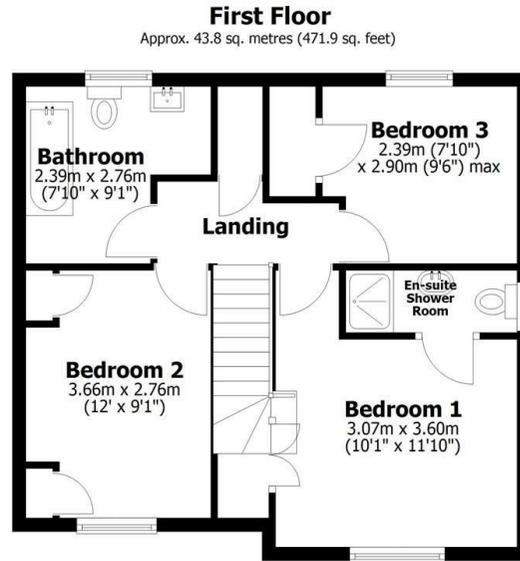
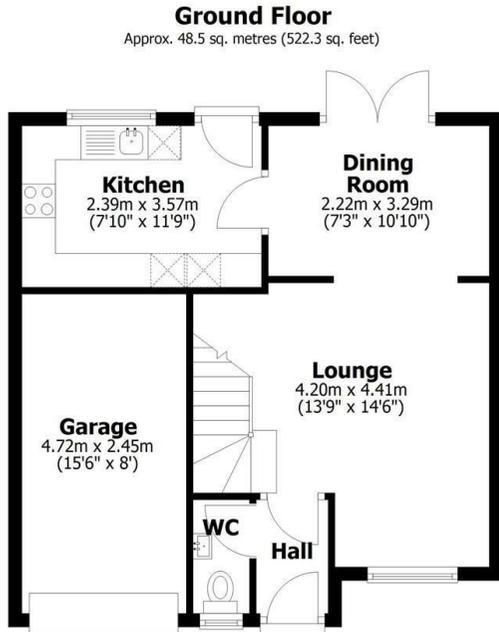




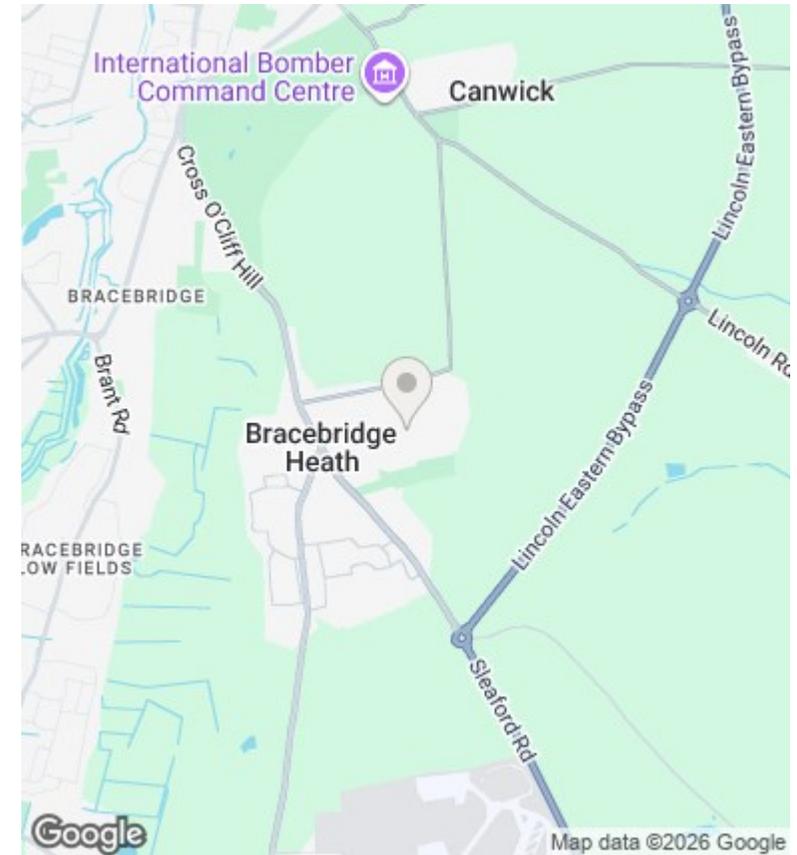
## 11 Norwich Drive, Bracebridge Heath, Lincoln, LN4 2TF

Asking Price £250,000

- Three Bedrooms
- Fully Fitted Kitchen
- Cul de Sac Location with no through traffic
- EPC Rating C
- Family Bathroom and Ensuite to Master Bedroom
- Integral Garage and Driveway Parking
- Immaculately Presented Throughout
- Large Lounge and separate Dining Area
- Close to Schools and Amenities
- Council Tax Band B



Total area: approx. 92.4 sq. metres (994.2 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	