



**31 Medland Drive, Bracebridge Heath Lincoln LN4 2FS**



**welcome to**

## **31 Medland Drive, Bracebridge Heath Lincoln**

This stunning BRAND NEW three bedroom family home is situated within the ever popular village of Bracebridge Heath. Boasting en suite and dressing area to the master bedroom, generous accommodation throughout, parking, garage and local access to a wide range of amenities.

### **Entrance Hall**

With double glazed door to the front, built in cupboard housing fuses, under stairs cupboard, radiator, inset ceiling lights and stairs rising to first floor.

### **Cloakroom Wc**

With wc, wash hand basin with vanity unit under, tiled splashback and heated towel rail.

### **Kitchen / Diner**

9' 6" x 19' 2" ( 2.90m x 5.84m )

With double glazed windows to the front and side, a modern fitted kitchen in a range of light green wall and base units with marble work surfaces, inset sink and drainer, Bosch induction hob with extractor fan over, Bosch double oven, integral dishwasher, integral washing machine, integral fridge freezer, wine fridge, cupboard enclosing wall mounted gas central heating boiler and two radiators.

### **Lounge**

16' 10" x 14' 5" ( 5.13m x 4.39m )

With double glazed double doors and double glazed window to the rear, inset ceiling lights and radiator.

### **Landing**

With stairs rising from entrance hall, built in over stairs cupboard, inset ceiling lights and radiator.

### **Bedroom One**

11' 8" x 9' 1" ( 3.56m x 2.77m )

With double glazed window to the rear, TV point and radiator.

### **Dressing Area**

9' 9" x 4' 1" ( 2.97m x 1.24m )

With door opening to:-

### **En Suite**

With obscured double glazed window to the side, walk in double shower unit, wc, wash hand basin with vanity unit under, heated towel rail, tiling to the walls and floor, inset ceiling lights and extractor fan.

### **Bedroom Two**

12' 10" x 9' 9" ( 3.91m x 2.97m )

With double glazed window to the front, radiator, inset ceiling lights and TV point.

### **Bedroom Three**

7' 7" x 9' 3" ( 2.31m x 2.82m )

With double glazed window to the front, loft access point, TV point and radiator.

### **Bathroom**

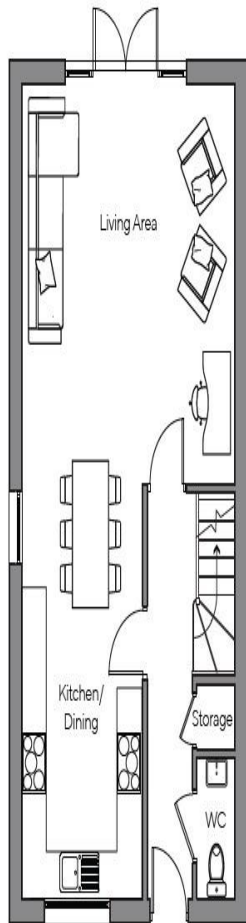
With double glazed window to the rear, bath with shower attachment, walk in double shower, wc, wash hand basin with vanity unit under, tiling to the walls and floor, chrome heated towel rail, inset ceiling lights and extractor fan.

### **Single Detached Garage**

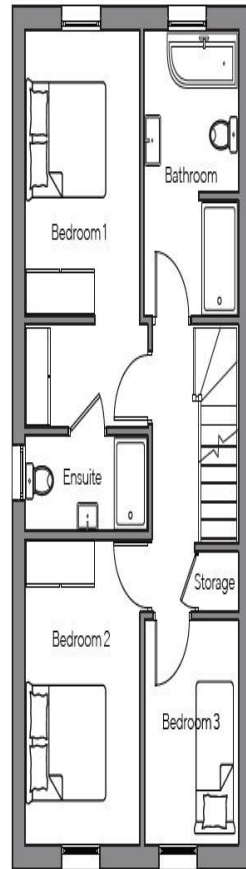
Situated opposite the property.

### **Outside**

Property benefits from a shared gravel driveway leading to block paved off road parking for two cars, pathway to the side and storm porch located over the front door. Gated side access leads to the fully fence panel enclosed rear garden with a generous patio area and extensive area of lawn flanked by mature woodland views.



Ground Floor



First Floor



**welcome to**

**31 Medland Drive,**

**Bracebridge Heath Lincoln**

- BRAND NEW THREE BEDROOM SEMI-DETACHED HOME
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- FULLY FENCE PANEL ENCLOSED REAR GARDEN WITH MATURE WOODLAND VIEWS
- DRIVEWAY PARKING & DETACHED GARAGE
- MODERN FITTED KITCHEN/DINER WITH INTEGRAL APPLIANCES

Tenure: Freehold EPC Rating: B

**£300,000**



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