



14 St. Albans Close

Bracebridge Heath, Lincoln, LN4 2TQ



Book a Viewing!

£250,000

Tucked away at the end of a quiet cul-de-sac in the sought after village of Bracebridge Heath, this modern three bedroom detached house offers well-presented and versatile living accommodation. The property comprises of an entrance hall, cloakroom/WC, lounge, dining room, conservatory and a fitted kitchen. A first floor landing leading to three bedrooms, including a master with an en-suite shower room and a family bathroom. Outside, the home benefits from gardens to the front and rear, driveway and a single garage. The property is offered for sale with no onward chain, making it an ideal move in ready family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, take aways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



ACCOMMODATION

ENTRANCE HALL

With radiator and staircase to the first floor landing.

CLOAKROOM/WC

With close coupled WC and wash hand basin, part tiled walls, radiator and double glazed window to the front aspect.

LOUNGE

13' 7" x 12' 4" (4.15m x 3.76m) With window to the front aspect, gas fire set within a feature fireplace, laminate flooring and two radiators.

DINING ROOM

9' 10" x 6' 11" (3.01m x 2.13m) With double glazed sliding patio door to the conservatory, laminate flooring and radiator.

CONSERVATORY

9' 5" x 8' 10" (2.89m x 2.71m) With double glazed French doors to the rear garden, ceiling fan and tiled flooring.

KITCHEN

9' 11" x 7' 10" (3.03m x 2.41m) Fitted with a range wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan, spaces for fridge freezer and washing machine, tiled splashbacks, wall mounted gas fired central heating boiler, under stairs storage cupboard, radiator, door to the side and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

13' 0" x 12' 4" (3.97m x 3.78m) With two double glazed windows to the front aspect and radiator.

EN-SUITE

With shower cubicle and wash hand basin, part tiled walls, radiator and over stairs storage cupboard.

BEDROOM 2

8' 8" x 7' 8" (2.66m x 2.35m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 8" x 6' 5" (2.35m x 1.96m) With double glazed window to the rear aspect and radiator.

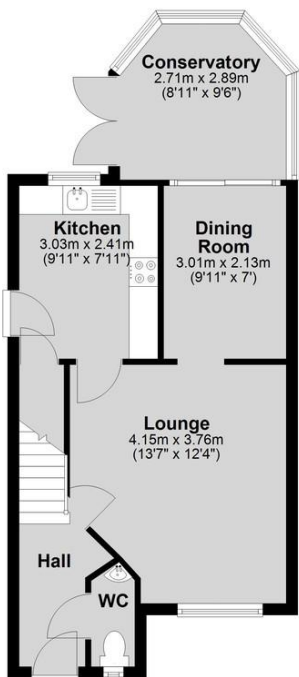
BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower over, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect

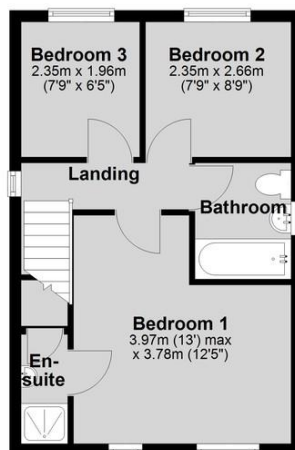




Approx. 43.4 sq. metres (466.7 sq. feet)



Approx. 34.4 sq. metres (370.8 sq. feet)



**29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044**

**22 Queen Street
Market Rasen
LN8 3EH
01673 847487**

**22 King Street
Southwell
NG25 0EN
01636 813971**

**46 Middle Gate
Newark
NG24 1AL
01636 700888**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

