



25 Norwich Drive

Bracebridge Heath, Lincoln, LN4 2TF



Book a Viewing!

£300,000

A modern Three Bedroom Detached House positioned within the popular village of Bracebridge Heath. The property occupies a corner plot and has internal accommodation comprising an entrance hallway, dining room, lounge, modern fitted kitchen and utility room with WC. Stairs rise to the first floor landing giving access to three well appointed bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Outside there are gardens to the front and side, together with a driveway and single garage.





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, takeaways, hairdressers, a church and a 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

INNER HALLWAY

With a front entrance door and doors leading to the lounge, dining room and kitchen.

KITCHEN

10' 9" x 8' 6" (3.30m x 2.60m) With uPVC window to the front aspect, fitted with a range of base units and drawers, work surfaces over, ceramic sink and drainer with mixer tap, integrated oven and microwave, four-ring gas hob with extractor above, integrated fridge freezer and dishwasher, wall mounted cupboards, complementary splashbacks, breakfast bar, radiator and door leading to the utility room.



UTILITY ROOM/WC

With uPVC door and window to the rear aspect, fitted with base units and work surface over, stainless steel sink and drainer with mixer tap, space for a washing machine, WC, wash hand basin and radiator.

DINING ROOM

10' 2" x 9' 3" (3.12m x 2.83m) With uPVC window to the front aspect, radiator, wooden flooring and space for a dining table.

LOUNGE

11' 8" x 13' 10" (3.56m x 4.22m) With uPVC window, uPVC double doors leading to the rear garden, gas fire with marble hearth and wooden surround and radiator.



FIRST FLOOR LANDING

With uPVC window to the rear aspect, radiator, access to the roof void, airing cupboard and doors leading to three bedrooms and the family bathroom.

BEDROOM ONE

16' 7" x 7' 10" (5.07m x 2.41m) With uPVC window to the front aspect, radiator, over stairs storage cupboard and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

5' 4" x 5' 6" (1.63m x 1.69m) With uPVC window to the rear aspect, suite comprising shower cubicle, WC, wash hand basin, chrome heated towel radiator and part tiled walls.



BEDROOM TWO

8' 3" x 11' 3" (2.54m x 3.45m) With uPVC window to the front aspect, radiator, over stairs storage cupboard and wooden laminate flooring.

BEDROOM THREE

7' 6" x 8' 4" (2.29m x 2.55m) With uPVC window to the rear aspect and radiator.

BATHROOM

6' 1" x 8' 2" (1.86m x 2.49m) With uPVC window to the side aspect, part tiled walls, suite comprising bath with shower over, WC, wash hand basin and radiator.



OUTSIDE

To the front and side of the property there are lawned gardens, a driveway provides off-street parking and gives access to the single garage.

GARAGE

17' 8" x 9' 6" (5.4m x 2.9m)



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

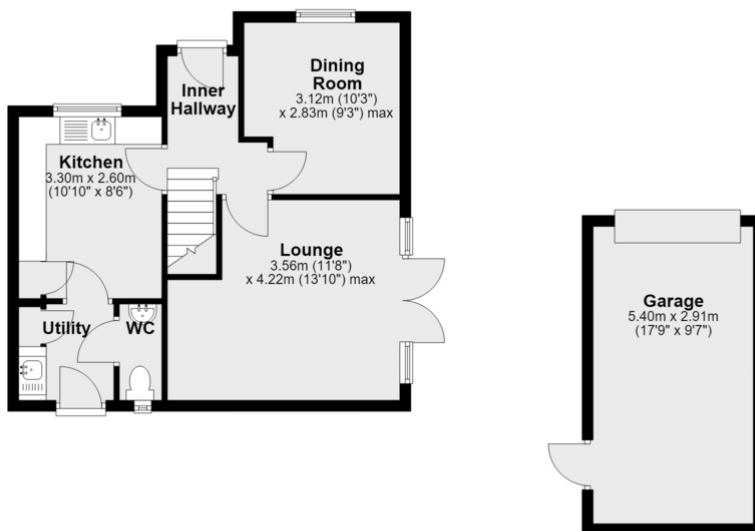
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

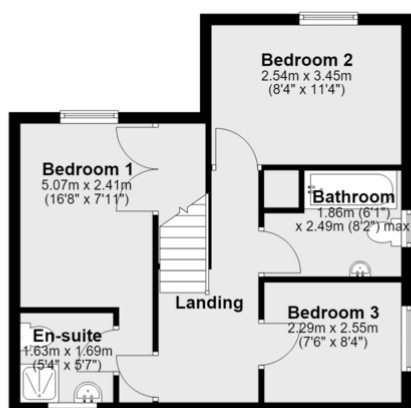
Ground Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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