



**Bramley House, 2 Orchard Walk,
Lincoln, LN5 8PL**



Book a Viewing!

£750,000

A beautiful, completely refurbished five bedroom executive detached family home which has been greatly improved by the current owners and extended to the rear to provide an open plan living breakfast kitchen with garden room. The property is approached by electric gates, forming part of a small development of three properties. The internal accommodation briefly comprises an entrance hallway, lounge with log burner, family room, study, ground floor WC, modern fitted breakfast kitchen with centre island and extended garden room with bi-fold doors, utility room, first floor landing giving access to the principal bedroom with dressing area and luxury en-suite, two further well appointed bedrooms and a family shower room. A second floor landing gives access to two further bedrooms and a further luxury shower room. The property has ample parking to the front via a block paved driveway, which gives access to a detached double garage with electric door.





LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

INNER HALLWAY

Tiled floor, doors leading to the WC, study, lounge, family room and breakfast kitchen with stairs rising to the first floor.

LOUNGE

26' 3" x 13' 0" (8.02m x 3.98m) With uPVC window to the front aspect, uPVC double doors leading to the rear garden and open fireplace with log burner.

FAMILY ROOM

12' 9" x 9' 3" (3.91m x 2.83m) With uPVC double doors leading to the rear garden, engineered wooden flooring, radiator and double doors opening into the lounge.



STUDY

9' 8" x 8' 0" (2.96m x 2.46m) With uPVC window to the front aspect and space for a desk.

KITCHEN/BREAKFAST ROOM

15' 1" x 21' 7" (4.62m x 6.59m) With engineered wood flooring with underfloor heating. Fitted with a centre island incorporating a work surface, integrated ovens, microwave, five-ring electric hob with extractor above, integrated dishwasher, integrated fridge and freezer, double Belfast sink with mixer tap and a range of modern base units, drawers and full-height storage cupboards. Open plan through to the garden room.

GARDEN ROOM EXTENSION

9' 2" x 22' 2" (2.81m x 6.78m) With engineered flooring with underfloor heating, Velux windows, bi-fold doors leading to the rear garden, with space for both a sofa and dining table.



UTILITY ROOM

7' 4" x 12' 6" (2.26m x 3.83m) With tiled flooring, uPVC window to the front aspect, uPVC door leading to the garden, Corian work surface with sink and mixer tap, spaces and plumbing for an automatic washing machine and tumble dryer, radiator, storage cupboards and cupboard containing source heat pump.

WC

With uPVC window to the front aspect, WC, wash hand basin, radiator and partly tiled walls.

1ST FLOOR LANDING

With uPVC window to the front aspect, doors leading to the principal bedroom, two further bedrooms and the family shower room, stairs rising to the second floor and storage room.



BEDROOM 1

13' 8" x 12' 9" (4.19m x 3.89m) With uPVC window to the front aspect, radiator, LED spotlights to the ceiling and access to the dressing area.

DRESSING AREA

With a range of fitted wardrobes and door leading to the en-suite.

EN-SUITE

6' 4" x 12' 0" (1.94m x 3.66m) With tiled flooring, uPVC window to the rear aspect, underfloor heating, freestanding bath, walk-in double shower cubicle, his and hers wash hand basins, WC and 2 radiators.

BEDROOM 2

13' 9" x 10' 6" (4.20m x 3.22m) With uPVC window to the rear aspect, radiator and fitted wardrobes.

SHOWER ROOM

8' 7" x 9' 1" (2.63m x 2.78m) With ceramic tiled flooring, tiled walls, uPVC window to the rear aspect, walk-in double shower cubicle, his and hers wash hand basins with mixer taps, WC, extractor fan, radiator and underfloor heating.





BEDROOM 3

12' 0" x 13' 5" (3.68m x 4.09m) With uPVC window to the front aspect, radiator and fitted bedroom furniture.

2ND FLOOR LANDING

Giving access to two further bedrooms and the shower room.

BEDROOM 4

13' 9" x 15' 11" (4.20m x 4.87m) With walk-in uPVC dormer window to the front aspect, fitted cupboard, Velux window to the ceiling and radiator.

BEDROOM 5

8' 2" x 13' 4" (2.49m x 4.07m) With uPVC dormer window to the front aspect and radiator.



SHOWER ROOM

4' 9" x 7' 10" (1.46m x 2.41m) With Velux window, suite comprising shower, WC, wash hand basin, radiator and underfloor heating.

DOUBLE GARAGE

17' 6" x 17' 6" (5.35m x 5.35m) With electric roller door to the front, power and lighting and side access door.

OUTSIDE

To the front the property is approached via electric gates to a private development and benefits from a block paved driveway providing parking for numerous vehicles and access to the detached double garage.

To the rear there is a landscaped garden with a range of paved seating areas, steps leading up to a lawned garden with mature planting, a small orchard and a further woodland area.

KEY FACTS FOR BUYERS

SERVICES

All mains services available except gas. Underfloor heating, radiators & hot water run by air-source heat pump.

EPC RATING – B.

COUNCIL TAX BAND – F.

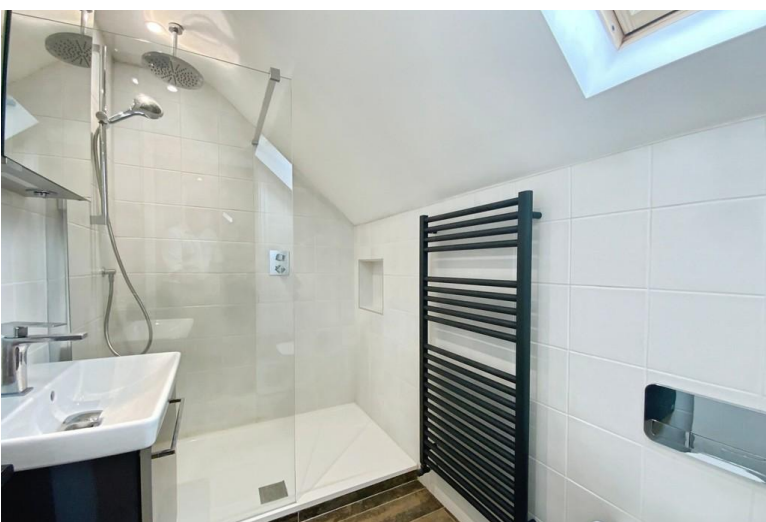
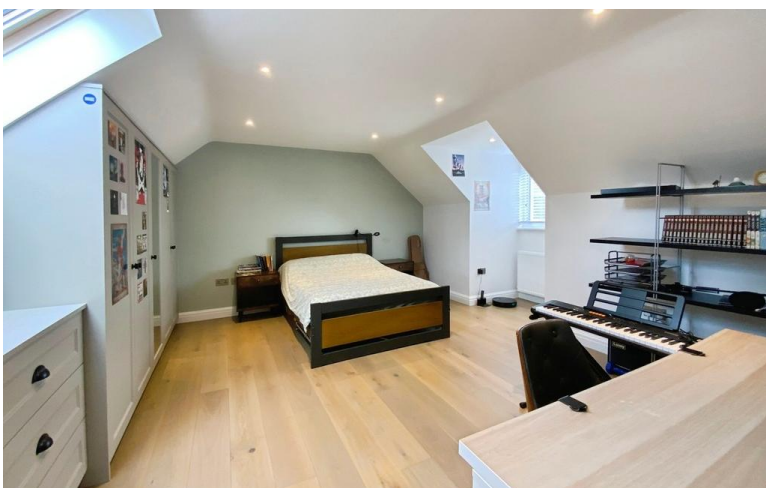
LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.





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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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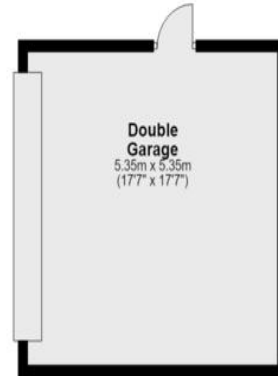
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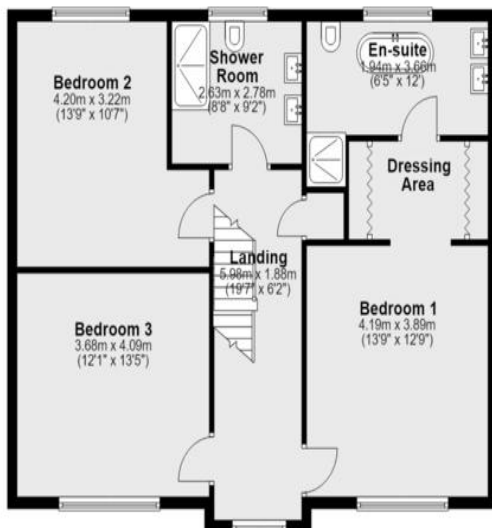
Ground Floor

Approx. 154.3 sq. metres (1660.4 sq. feet)



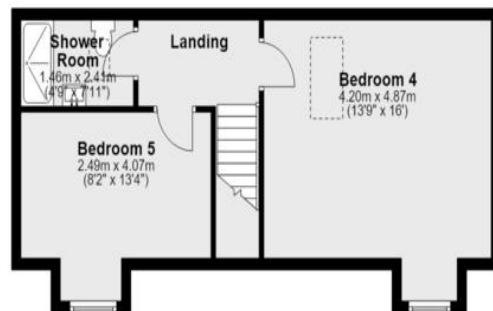
First Floor

Approx. 62.2 sq. metres (685.3 sq. feet)



Second Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 279.3 sq. metres (3006.6 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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