

Shrewsbury Road,Bracebridge Heath LINCOLN LN4 2GU

william h brown

welcome to

Shrewsbury Road, Bracebridge Heath LINCOLN

Modern Four Bedroom Detached Home | No Onward Chain | En-Suite & Garage | Popular Bracebridge Heath Location





Offered for sale with no onward chain, this modern four-bedroom detached family home is situated within the highly sought-after village of Bracebridge Heath, on the outskirts of Lincoln. Being less than five years old, the property is well presented throughout and provides spacious accommodation ideal for modern family living.

The accommodation briefly comprises an entrance hall, lounge, stylish kitchen/diner and cloakroom to the ground floor. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys off-road parking and access to a garage, whilst to the rear is an enclosed garden offering a private and secure outdoor space for families and entertaining.

An excellent opportunity for families seeking a modern home in a popular location. Early viewing is highly recommended.

AGENTS NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Further Note:

Entrance Hall

Lounge

Kitchen

Cloakroom

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garage







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welcome to

Shrewsbury Road, Bracebridge Heath LINCOLN

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- AMENITIES NEARBY AND EASY ACCESS TO LINCOLN CITY CENTRE
- DOWNSTAIRS WC, EN-SUITE TO MASTER & FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR124572 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01522 534 771

Lincoln@williamhbrown.co.uk

35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.