



**Wells Drive, Bracebridge Heath, Lincoln**

**Asking Price £250,000**

  
**MARTIN&CO**

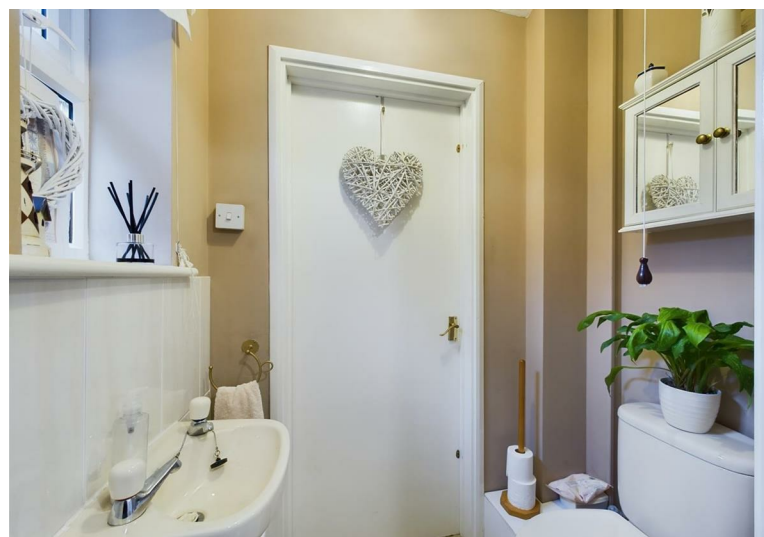


Wells Drive, Bracebridge Heath,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 2 Bathrooms

Asking Price £250,000

- Cul-De-Sac Position
- Immaculately Presented Home
- Master Bedroom with Ensuite
- Two Reception Rooms
- Driveway Parking and Integral Garage
- Landscaped West Facing Rear Garden
- Desirable Location
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Immaculately presented three bedroom semi-detached home in the desirable village of Bracebridge Heath. Comprising internally of an entrance with cloakroom, living room, dining room and kitchen, three bedrooms, master with ensuite and a family bathroom. Landscaped gardens, driveway parking and garage.

Bracebridge Heath is a much sought after commuter village benefitting from local amenities to include schooling, doctors practice, shops, takeaways, a post office and much more!

EPC Rating - C  
Council Tax Band - B  
Tenure - Freehold

Entrance Hall  
Double glazed door to the front aspect, wood effect laminate flooring, radiator, light fitting and mains consumer unit.

Cloakroom  
5'2" x 3'2"  
Low level WC, wall mounted wash basin, PVC front window, carpet flooring, radiator and a light fitting. Access to the garage.

Garage  
16'5" x 8'5"  
Up and over door the front with internal door to the property, carpet flooring, light and power. Space and moving for a washing machine.





### Living Room

14'3" x 13'6"

PVC window to the front aspect, wood effect laminate flooring, two radiators and a light fitting. Worcester digital thermostatic control and stairs rising to the front aspect.

### Dining Room

10'8" x 7'5"

PVC patio doors to the rear aspect, wood effect laminate flooring, radiator and a light fitting.

### Kitchen

11'8" x 7'5"

Base and eye level units with square edge work surfaces, tiled splash backs and an inset ceramic sink and drainer. Fitted oven, gas hob with extractor over, space and plumbing for a dishwasher and a further under counter fridge space. Tile effect vinyl flooring, radiator, light fitting, PVC rear window and double glazed door giving access to the garden.

### Stairs / Landing

Carpet flooring, pendant fitting and a storage cupboard housing the Worcester combination boiler. Access to the loft via a pull down ladder which has lighting.

### Bedroom

11'2" x 10'0"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

### Ensuite

8'3" x 2'11"

Low level WC, vanity sink and a cubicle with a thermostatic mixer shower. Carpet flooring, PVC side window, heated towel rail, light and extractor.

### Bedroom

9'4" x 7'8" (max measurements).

PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting. Built in wardrobe storage cupboard.

### Bedroom

11'10" x 8'7"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting. Built in wardrobe storage cupboard.

### Bathroom

8'7" x 6'6" (max measurements).

Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. PVC window to the rear, carpet flooring, radiator, light and extractor.

### Outside

The front offers a block paved driveway in front of the garage and a secondary block paved parking bay in front of the garden. The garden is pleasantly maintained with planted beds, decorative gravel borders and sloped pathways to the front and access to the rear.

To the rear is a West facing landscaped garden with artificial lawn, mature planted borders and two patio seating areas. Fully enclosed with gated access to the front, power and water supply. Small metal shed is included within the sale.

### Fixtures & Fittings.

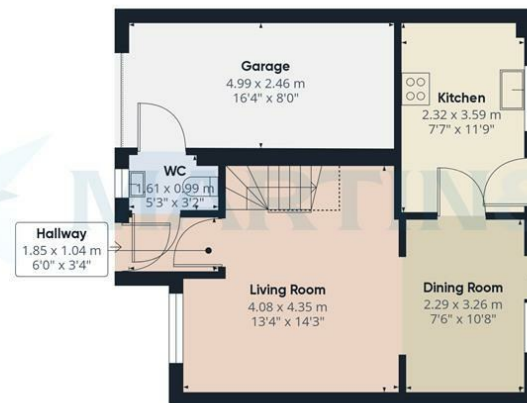
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



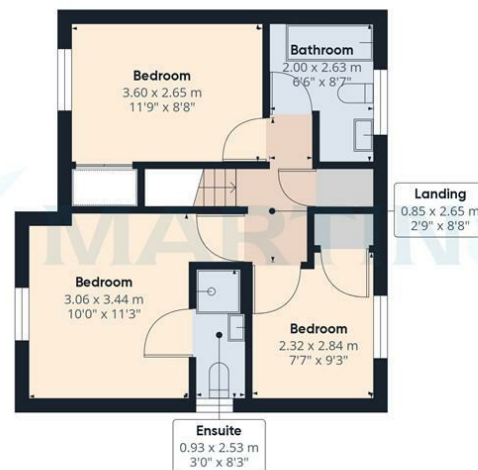








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

85.83 m<sup>2</sup>  
923.87 ft<sup>2</sup>

**Reduced headroom**

0.97 m<sup>2</sup>  
10.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.