



**Watling Close, Bracebridge Heath,
Lincoln**

01604 8888


MARTIN & CO

Watling Close, Bracebridge Heath, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£160,000

Date Available:

Deposit:

- Semi-Detached Home
- Ideal FTB or Investment Purchase
- Driveway Parking
- Enclosed Rear Garden
- Popular Location
- Sold with No Onward Chain
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D

Two bedroom semi-detached home in the desirable village of Bracebridge Heath, making for an ideal investment or first time purchase. Comprising internally of an entrance with WC, kitchen, living room, two double bedrooms and a family bathroom. Driveway parking and rear garden. No onward chain.



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

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

Entrance Hall
Composite front door, laminate flooring, light fitting and a storage cupboard.

Cloakroom
5'5" x 2'10"
Low level WC, pedestal wash basin, pendant fitting and extractor, laminate flooring, radiator and the mains consumer unit.

Kitchen
8'0" x 6'6"
Base and eye level units with tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven with gas hob and extractor over, space and plumbing for a washing machine with further space for a freestanding fridge freezer. Light fitting, laminate tile effect flooring, PVC window to the front and the Ideal boiler is housed.

Living Room
15'0" x 12'11" (max measurements).
PVC French doors to the rear, laminate flooring, two radiators, light fitting and a feature electric fire with hearth and surround. Stairs rising to the first floor.

Stairs / Landing
Carpet flooring, pendant fitting and access to the loft.

Bedroom
12'11" x 7'11"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Bathroom
6'5" x 6'5"
Low level WC, vanity sink and a panel bath with mains thermostatic shower over. PVC side window, vinyl tile flooring, radiator, light and extractor.

Bedroom
12'10" x 8'3"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator. Airing cupboard housing the hot water cylinder.

Outside
To the front is a small garden mainly laid to lawn with planted shrubbery, rain canopy and brick storage shed. To the side is a long tarmac driveway suitable for multiple vehicles to park off road and a water supply.
The rear offers a fully enclosed garden and with laid lawn and an extended patio area. Gated access to the front.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
53.04 m²
570.92 ft²

Reduced headroom
1.21 m²
13.02 ft²

(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.