

**FOR SALE**



**Watling Close, Bracebridge Heath, Lincoln**  
**Asking Price Of £195,000**

  
**MARTIN & CO**



## Watling Close, Bracebridge Heath, Lincoln

3 Bedrooms, 1 Bathroom

Asking Price Of £195,000

- Semi-Detached Home
- Open Plan Kitchen Diner
- Ideal FTB or Investment Purchase
- South Facing Garden
- Driveway Parking

Three bedroom semi-detached home in the desirable village of Bracebridge Heath, making for an ideal investment or first time purchase. Comprising of an entrance with WC, lounge, kitchen diner, three bedrooms and a family bathroom. Sold with no onward chain.

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 entrance door, laminate flooring, PVC window to the side, pendant fitting and a radiator.

**CLOAKROOM** 6' 6" x 2' 8" (1.991m x 0.831m) Low level WC, vanity sink, PVC window to the front, laminate flooring, radiator, light fitting and the mains consumer unit.



**LOUNGE** 15' 4" x 14' 7" (4.697m x 4.451m) max measurements. PVC window to the front, two radiators, laminate flooring, light fitting, electric feature fire with hearth and surround, Honeywell thermostatic control and stairs rising to the first floor.

**KITCHEN/DINER** 14' 6" x 8' 4" (4.421m x 2.559m) Base and eye level units with roll edge work surfaces, tiled splash back and an inset stainless steel sink and drainer. Fitted electric oven, gas hob with extractor over, space and plumbing for a washing machine, further under counter space plus space for a freestanding fridge freezer. Vinyl flooring, radiator, two light fittings, PVC window and French doors to the rear, Potterton boiler housed with controls below and an under stairs storage cupboard.

**STAIRS/LANDING** PVC window to the side aspect, carpet flooring, pendant fitting and access to the loft.

**BATHROOM** 6' 2" x 5' 6" (1.886m x 1.694m) Low level WC, vanity sink and a panel bath with mains fed shower over. Vinyl flooring, PVC window to the rear, radiator, light and extractor.

**BEDROOM** 13' 4" x 8' 5" (4.089m x 2.573m) Carpet flooring, PVC window to the front aspect, radiator and a pendant fitting.

**BEDROOM** 10' 4" x 8' 1" (3.173m x 2.474m) Carpet flooring, PVC window to the rear aspect, radiator and a pendant fitting.

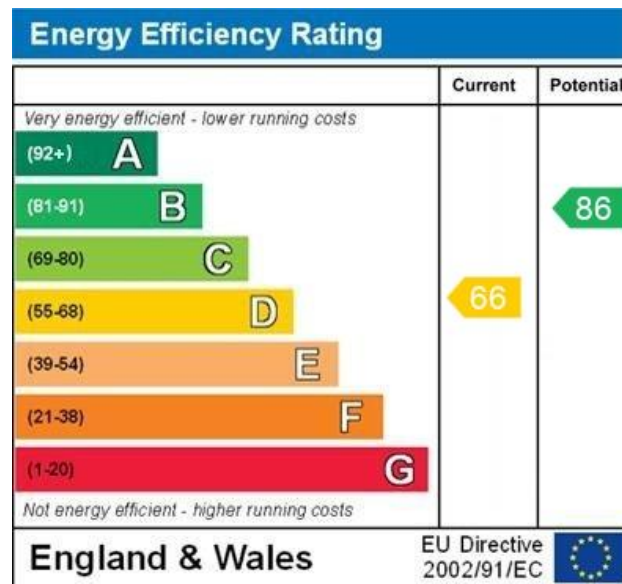
**BEDROOM** 7' 2" x 5' 10" (2.201m x 1.798m) Carpet flooring, PVC window to the front aspect, radiator, light fitting and a cupboard housing the hot water cylinder.



OUTSIDE To the front is a low maintenance planted garden with slate chippings and a tarmac driveway suitable for off road parking.

The rear boasts a South facing, fully enclosed garden being mainly laid to lawn with a sandstone patio, decked area, gated access to the front, water and lighting. Shed 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.



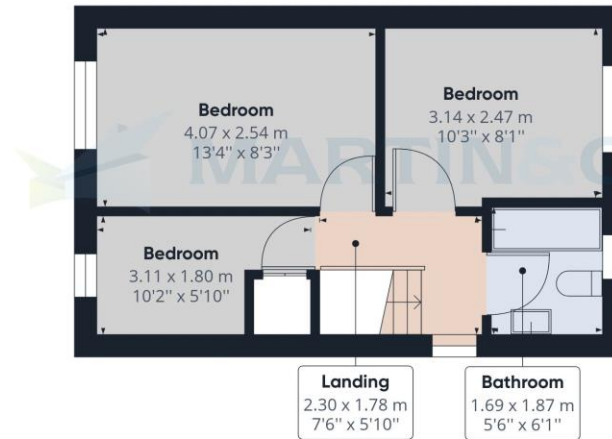
WWW.EPC4U.COM



Floor 0

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

64.64 m<sup>2</sup>  
695.75 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360

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