



Bramble Court, Bracebridge Heath

£825 Per Month


MARTIN&CO

Bramble Court, Bracebridge Heath

House - End Terrace
2 Bedrooms, 2 Bathroom

£825 Per Month

Date Available: 19th October 2026

Deposit: £854

- Two Bedroom End Terrace
- Allocated Parking
- Rear garden
- Popular Residential Location
- Council Tax - Band A
- EPC - C

Two bedroom end-terraced home situated within the ever popular Bracebridge Heath area. Comprising internally of an entrance hall, lounge, kitchen, two bedrooms and a family bathroom. The rear benefits from mainly laid lawn and a patio area. West facing private rear garden and allocated parking space.

Council Tax - Band A
EPC - C



DESCRIPTION
Two bedroom end-terraced home situated within the ever popular Bracebridge Heath area. Comprising internally of an entrance hall, lounge, kitchen, two bedrooms and a family bathroom. The rear benefits from mainly laid lawn and a patio area. West facing private rear garden and parking space.

Council Tax - Band A
EPC - C

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 1 mbps
Superfast 58 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT Sky Virgin Media

ENTRANCE HALL
19'2" x 3'2"
Double glazed PVC entrance door, and a PVC door to rear garden. two PVC windows to the side aspect, tiled flooring, two pendant fittings, a radiator and access to living room. Gas and electric meters to wall.

LIVING ROOM
14'7" x 12'9"
PVC bay window to the front aspect, carpet flooring, light fitting, radiator, and a gas fireplace.

HALLWAY
8'10" x 6'2"
Carpet flooring, pendant fitting, under stairs area with shelving, and stairs to the first floor.

KITCHEN
7'5" x 5'8"
Base and eye level units, roll edge worksurfaces, painted walls with tiles around work units. Inset stainless steel sink and drainer. Space for a cooker, and space and plumbing for washing machine with further undercounter space. PVC window to the rear, tile flooring and a light fitting.

STAIRS/LANDING
6'0" x 2'11"
carpet flooring, pendant fitting and the loft hatch

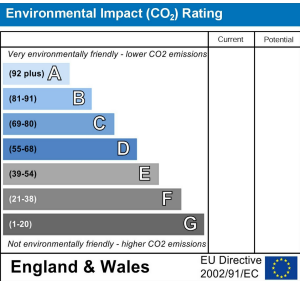
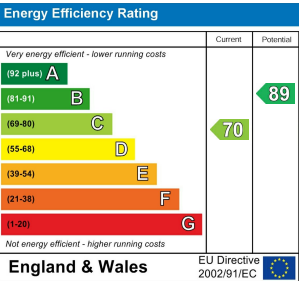
BEDROOM
10'3" x 12'2"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM
8'8" x 5'8"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator. Storage cupboard above the stairs housing the Glow Worm combination boiler.

BATHROOM
6'7" x 6'0"
Three piece suite comprising of a low level WC, pedestal wash basin and a bath with electric shower over. Painted walls with tiles around wet areas, vinyl flooring, PVC window to the side, light and extractor.

OUTSIDE SPACE
The front offers a grass area with a path way. The rear boasts a non-overlooked west east facing private garden, being mainly laid to lawn with a patio area. inclusive of a shed.

AGENTS NOTE



Ground Floor



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

MARTIN&CO

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.