



Salisbury Drive, Bracebridge Heath Lincoln LN4 2SW

welcome to

Salisbury Drive, Bracebridge Heath Lincoln

This well presented and spacious home boasts a sought after village location, four double bedrooms with en suite to the master, multiple reception rooms, generous gardens, ample driveway parking, a detached double garage and local access to a range of village amenities.



Situated within the well serviced village of Bracebridge Heath is this spacious four bedroom detached family home, enjoying local access to a range of amenities such as shops, eateries, public houses, parks, a social club, a village hall and a post office as well as transport links and schooling. The well presented internal accommodation briefly comprises: entrance hall, downstairs wc, 21ft lounge, dining room, kitchen/breakfast room with some integral appliances, utility room, conservatory, master bedroom with en suite, a further three double bedrooms and a family bathroom. Outside, this property benefits from a block paved driveway to the side providing off road parking and access to the detached garage with a shrub fronted gravel area to the front providing further off road parking and a pathway to the front door. To the rear is a spacious and well presented garden which is fully enclosed and mainly laid to lawn with a decking area ideal for seating, raised borders, a greenhouse and a patio area with pergola. Early internal viewing is strongly recommended to appreciate this property in full.

AGENT'S 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.

Entrance Hall

Downstairs Wc

Lounge

21' 5" x 10' 10" (6.53m x 3.30m)

Dining Room

11' 7" x 9' 2" (3.53m x 2.79m)

Kitchen / Breakfast Room

11' x 11' 10" (3.35m x 3.61m)

Utility Room

5' 4" x 5' 4" (1.63m x 1.63m)

Conservatory

9' 7" x 13' 3" (2.92m x 4.04m)

First Floor Landing

Bedroom One

11' 2" x 12' 11" (3.40m x 3.94m)

En Suite

Bedroom Two

10' 2" x 10' 11" (3.10m x 3.33m)

Bedroom Three

11' x 10' 11" (3.35m x 3.33m)

Bedroom Four

11' 3" x 9' 2" (3.43m x 2.79m)

Bathroom

Outside

Detached Double Garage



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welcome to

Salisbury Drive, Bracebridge Heath Lincoln

- SPACIOUS & WELL PRESENTED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- MULTIPLE RECEPTION ROOMS
- SPACIOUS FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122795 - 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.

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