



1 Broadway
Bracebridge Heath, Lincoln. LN4 2NS

BELL
ROBERT BELL & COMPANY



1 Broadway, Bracebridge Heath, Lincoln

1 Broadway is a delightful three bedroom bungalow, extended and modernised by the current owners to provide well appointed, spacious accommodation. Making full use of the southerly aspect enjoyed by the rear garden, the property boasts garden room with bi-fold doors; open to kitchen; plus French doors leading off the living room. There is one en-suite shower room and a recently installed shower room.

Complete with driveway parking and turnaround space, plus single detached garage, the property will suit a range of requirements.

ACCOMMODATION

Front Lobby having oak obscure double glazed door with matching oak side panels and window, wood flooring, space and connections for dryer, ceiling light and power points. Part glazed door to:

Hallway of L shaped proportions with wood style laminate flooring, radiator, loft access hatch, ceiling lights and power points. Doors to:

Sitting Room having uPVC double glazed French doors and windows to rear aspect; electric 'wood burner' style fire, carpeted floor, radiator, TV point, ceiling light and power points.



Kitchen having an excellent range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge worktop with space and connections for washing machine, upright fridge-freezer, Siemens oven and four ring hob inset to work surface, light well to ceiling and power points. Open to:

Dining/Garden Room having wood double glazed patio door to side and bi-fold to rear with Argon filled glass, uPVC obscure double glazed high level window to side aspect, Velux ceiling lights; engineered oak flooring, TV point, spotlights to vaulted ceiling plus centre light and power points.

Shower Room having uPVC obscure double glazed window to side aspect; walk in shower cubicle with monsoon and regular head, wash hand basin inset to storage unit and low level WC. Tiles to walls and floor with thermostatically controlled underfloor heating, heated towel rail, ceiling light and extractor fan.

Master Bedroom having uPVC double glazed window to front aspect; wood style laminate flooring, radiator, ceiling light and power points. Archway to:

En-Suite having uPVC obscure double glazed window to side aspect; shower cubicle with tiled surround, electric shower over, wash hand basin and low level WC. Wood flooring, extractor fan and ceiling light.

Bedroom with uPVC double glazed window to front aspect; free standing wardrobe, wood style laminate flooring, radiator, ceiling light and power points.

Bedroom / Office with uPVC double glazed window to side aspect; built in storage space, carpeted floor, ceiling light and power points.





OUTSIDE

The property is approached via a cobblecrete driveway with turnaround and off road parking space, leading through vehicle gates to the **Single Garage** with electric up and over door to front, single glazed windows to side, mezzanine storage to roof space, light and power.

The front garden is laid to lawn with established plant bed to the front, hedging containing the boundaries. A concrete path runs down the side elevation, with an outside water tap.

The rear garden is laid to wildflower beds with paved patio seating areas from which to enjoy the south facing space. A stone path with timber boards leading to the sleeper edged raised plant boxes, garden store and further garden shed, plus pergola seating / BBQ area. Timber fencing contains the rear space.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING:tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

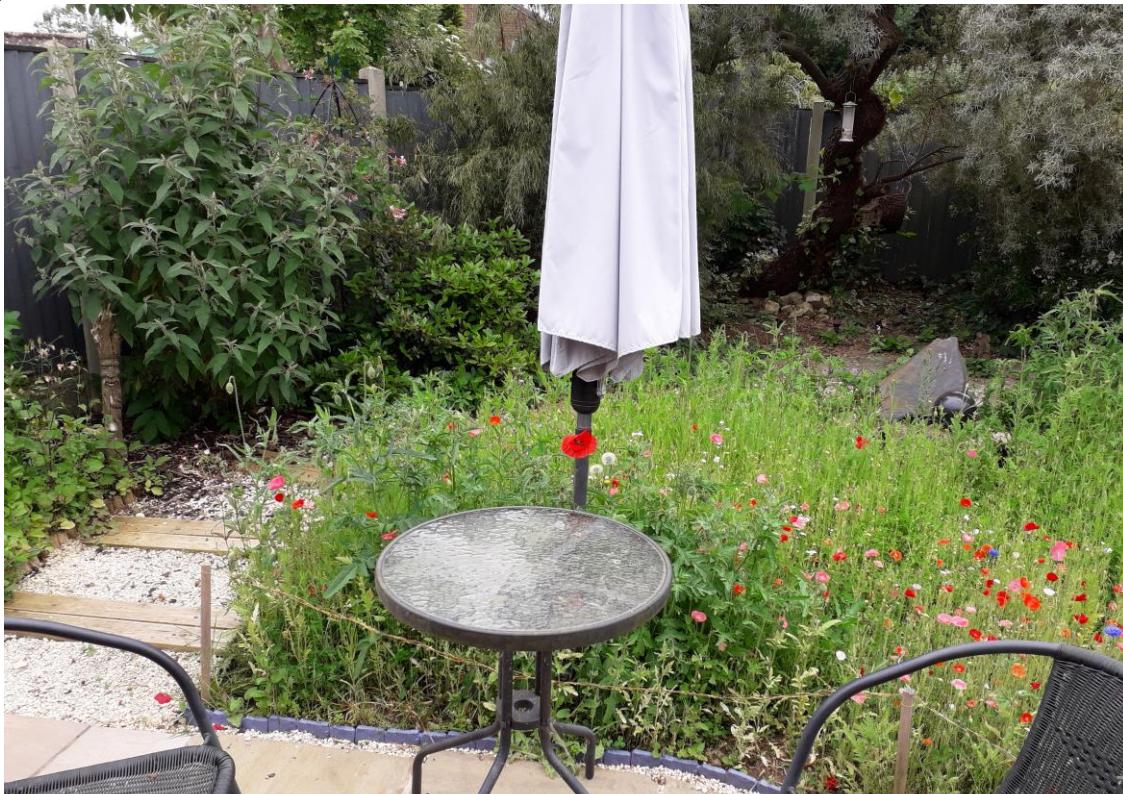
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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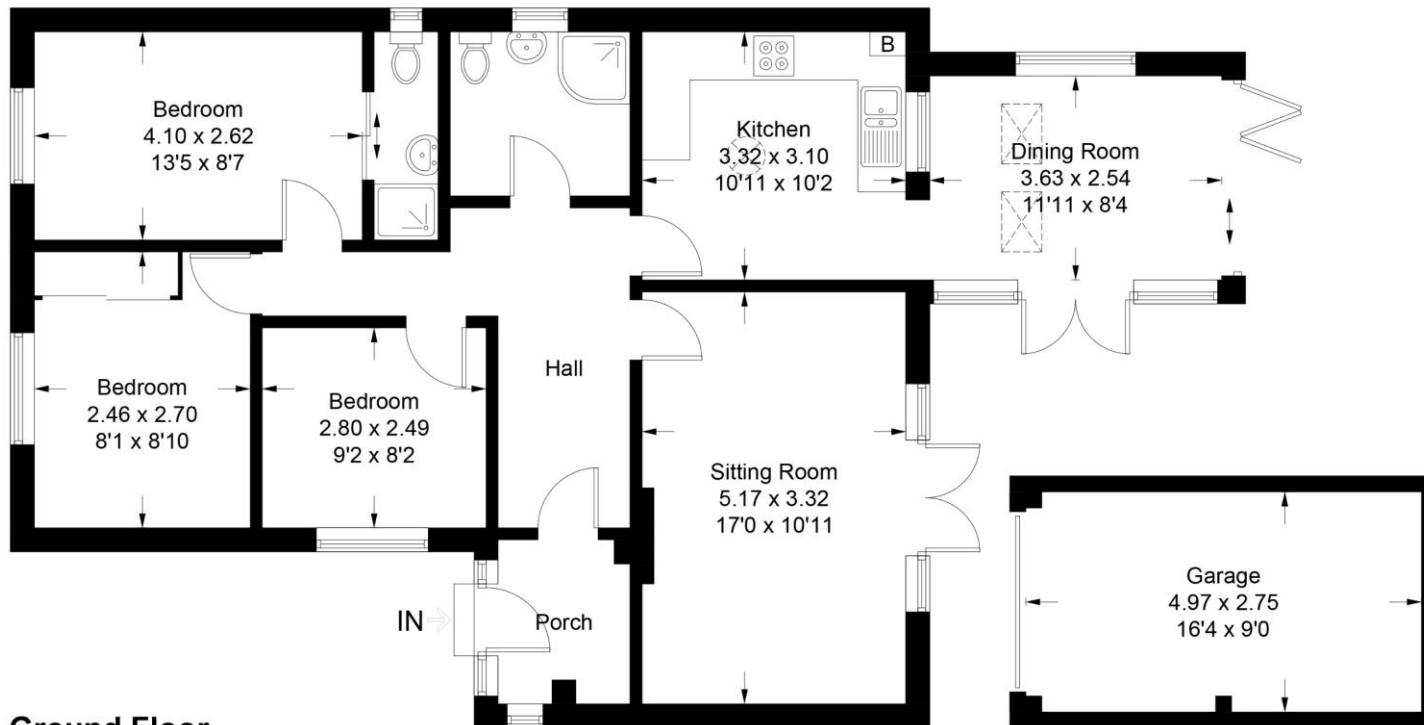
Website: <http://www.robert-bell.org>

Brochure prepared 10.10.2023



1 Broadway

Approximate Gross Internal Area
 Ground Floor = 89.8 sq m / 967 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 103.4 sq m / 1113 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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