



King&Co.

23 REDHALL DRIVE, BRACEBRIDGE HEATH,
LN4 2JT
GUIDE PRICE £260,000





INFORMATION

- ~ Council Tax Band: C
- ~ Construction: Cavity Wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D66

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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DISCRPTION

Situated in the heart of Bracebridge Heath, this charming 3 bedroom detached bungalow on Redhall Drive combines comfort, practicality, and space. The home offers a generous sense of space while remaining easy to manage. Inside, you'll find three well-proportioned bedrooms, modern kitchen, a well-proportioned garden, various outbuildings and two driveways, making it an excellent choice for families, couples, or those wishing to downsize without compromising on living space.

SERVICES

Mains electricity, water, drainage and gas are connected to



the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

Freehold

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



