



King & Co.
ESTATE AGENTS

19 REDHALL DRIVE, BRACEBRIDGE HEATH
LINCOLN, LN4 2JT
£259,950





This extensively renovated traditional bungalow is situated towards the end of Redhill Drive within the popular village of Bracebridge heath. Being approached over a freshly cast concrete driveway providing offstreet parking for numerous vehicles with a pathway leading round the bungalow

ENTRANCE HALL

Having access to loft space, coving, fitted storage cupboard, radiator, telephone point and tiled flooring.

LOUNGE

16' 8" x 11' 10" (5.09m x 3.62m) Having windows to front and side elevations creating a naturally bright room, coving, TV aerial point, radiator and newly fitted carpet

KITCHEN

12' 10" x 8' 4" (3.92m x 2.55m) With newly fitted Classic Shaker style kitchen units including; stainless steel sink and drainer unit inset to worksurface having A range of cupboards and drawers below whilst also having space for dishwasher. The worksurface continues briefly along the neighbouring wall having cupboards above.



Also with; appropriate wall tiling, vertical radiator, newly fitted wall hung ideal Logic gas fired boiler, window to side elevation, door to rear elevation leading out to the rear garden, tiled flooring and further door to

UTILITY ROOM

3' 7" x 4' 5" (1.11m x 1.35m) Having fitted worksurface to one wall and space below for automatic washing machine and tumble dryer, window to side elevation and tiled flooring.

BEDROOM 1

10' 11" x 13' 1" (3.35m x 4.01m) Having window to front elevation looking out to the spacious front garden, coving, radiator and newly fitted carpet.

BEDROOM 2

12' 10" x 11' 0" (3.92m x 3.36m) With window to rear elevation, coving, radiator, TV aerial point and newly fitted carpet.

BEDROOM 3

5' 8" x 8' 5" (1.75m x 2.58m) Having window to rear elevation, radiator, TV aerial point and newly fitted carpet.



BATHROOM

5' 2" x 8' 6" (1.59m x 2.60m) Enjoying a three piece suite including; Pedestal wash handbasin, low-level WC, panelled bath having wall hung chrome mixer shower unit above, appropriate wall tiling, chrome ladder effect heated towel rail and tiled flooring.

OUTSIDE

Enjoying a freshly cast driveway which extends down one side of the property providing offstreet parking for several vehicles whilst the concrete extends out leading to the main front entrance of the property. The front garden is predominately laid to lawn enjoying a mature well clipped hedge to front and side boundaries with deep well-stocked mature borders surrounding.

GARDEN

The rear garden is partly laid to lawn with raised paved patio area having deep soiled borders to either side.

Also with attached brick built external garden store and external water tap.



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

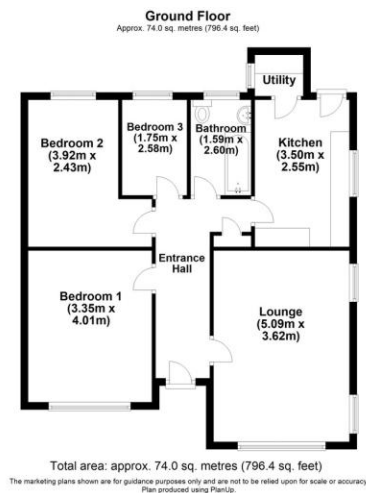
We understand that the property is freehold. Vacant possession will be given upon completion.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	