



## Cherry Tree House, 29 Red Hall Lane

Bracebridge Heath, Lincoln, LN4 2LB

**Offers Over  
£495,000**

An impressive, detached family home situated in this sought after village location of Bracebridge Heath, being close to the village centre, local amenities, schooling and countryside walks along the Viking Way. The property is set back from the road with a gated entrance leading to a large driveway providing ample off road parking and giving access to the Detached Double Garage. A secure large lawned frontage gives a large playing space for children and there is a further South facing garden to rear with a private patio seating area. The property offers sizable, flexible living accommodation and is immaculately presented throughout. The accommodation comprises of Entrance Porch, Hallway, Lounge with log burner, Dining Room, impressive Garden Room leading to the rear garden, large Kitchen Diner, Utility Room, WC and Bedroom 4. The First Floor Landing leads to three further Bedrooms, Study/Bedroom 5, Family Bathroom and an En-Suite Bathroom and walk-in wardrobe to the Master Bedroom. Viewing of the property is highly recommended to appreciate the accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**TENURE** - Freehold.

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - North Kesteven District Council

**VIEWINGS** - By prior appointment through Mundys.

#### **DIRECTIONS**

Upon entering the village of Bracebridge Heath on London Road, at the first set of traffic lights stay in the right hand land and continue straight across. At the Doctor's Surgery turn right on to Red Hall Drive and the property can be located on the left hand side.





## LOCATION

Well located in the popular medium sized village of Bracebridge Heath which lies approximately two miles South of Lincoln. Bracebridge Heath has its own shops and village amenities, local schooling and easy access to the South of Lincoln City Centre where there are superstores, supermarkets and leisure amenities.

## ACCOMMODATION

### PORCH

With uPVC double glazed door to front elevation.

### HALLWAY

With laminate flooring, stairs to the First Floor Landing and radiator.

### LOUNGE

22' 11" x 12' 8" (6.99m x 3.86m) With two uPVC double glazed windows to front elevation, fireplace with log burner inset, laminate flooring, spotlights to ceiling and radiator.



### DINING ROOM

19' 1" x 9' 4" (5.82m x 2.84m) With uPVC double glazed window to rear elevation, laminate flooring, radiator and spotlights to ceiling.



### GARDEN ROOM

20' 3" (max) x 19' 2" (max) (6.17m (max) x 5.84m (max)) With uPVC double glazed windows to both side elevations, uPVC double glazed window and double doors leading to the rear garden, partly tiled floor and radiator.

### KITCHEN DINER

22' 6" x 13' 11" (6.86m x 4.24m) With uPVC double glazed windows to front and rear elevations, uPVC double glazed external door to rear elevation, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, composite sink unit and drainer with mixer tap, space for a Range cooker with extractor fan over, space for an American style fridge freezer, integral dishwasher, central island with a range of base units with work surface over and breakfast bar, integral wine cooler, overhanging lighting, two radiators and spotlights to ceiling.



### UTILITY ROOM

7' 5" x 6' 0" (2.26m x 1.83m) With tiled floor, wall units and work-surface with plumbing and space for a tumble dryer and washing machine below.





#### **WC**

6' 0" x 3' 2" (1.83m x 0.97m) With tiled floor, low level WC, wash hand basin, radiator, spotlights to ceiling, extractor fan and access to roof void.

#### **BEDROOM 4**

15' 4" x 10' 5" (4.67m x 3.18m) With uPVC double glazed windows to front and side elevations, laminate flooring and radiator.

#### **FIRST FLOOR LANDING**

With banister rail and access to roof void.

#### **MASTER BEDROOM**

16' 8" x 14' 8" (5.08m x 4.47m) With two uPVC double glazed windows to front elevation, two sky lights to rear elevation, range of fitted drawers and radiator.



#### **EN-SUITE BATHROOM**

9' 1" x 5' 4" (2.77m x 1.63m) With laminate flooring, suite to comprise of low level WC, wash hand basin with cupboard space below and bath with mains shower over, fully tiled walls, a range of built-in drawers, heated towel rail, spotlights to ceiling, extractor fan and illuminated wall mirror.

#### **WALK-IN WARDROBE**

6' 8" x 5' 4" (2.03m x 1.63m) With laminate flooring, fitted hanging rails, drawers, shelving, power points and lighting.



#### **BEDROOM 2**

12' 8" x 12' 7" (max) (3.86m x 3.84m (max)) With uPVC double glazed windows to front and side elevations and radiator.

#### **BEDROOM 3**

12' 9" (max) x 9' 4" (3.89m (max) x 2.84m) With uPVC double glazed window to rear elevation and radiator.

#### **STUDY/BEDROOM 5**

8' 11" x 6' 8" (2.72m x 2.03m) With uPVC double glazed window to front elevation, over stairs storage cupboard and radiator.



#### **BATHROOM**

8' 9" x 5' 3" (2.67m x 1.6m) With uPVC double glazed window to rear elevation, tiled floor, suite to comprise of low level WC, wash hand basin with drawers and cupboards below and bath with mains shower over, fully tiled walls, spotlights to ceiling, extractor fan and illuminated wall mirror.





## OUTSIDE

The property is approached via a gravelled driveway with a gated entrance leading to a further gravelled driveway providing off road parking for numerous vehicles and giving access to the Detached Double Garage with power and lighting. There is a large lawned garden to the front with a range of shrubs. There is side access to the rear of the property with a further lawned garden and two patio seating areas with decorative gravelled surrounds.

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Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generated the appointment.

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### GETTING A MORTGAGE

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### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

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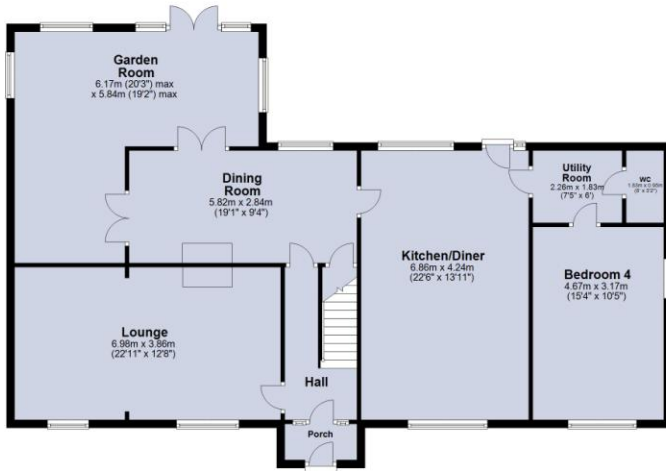
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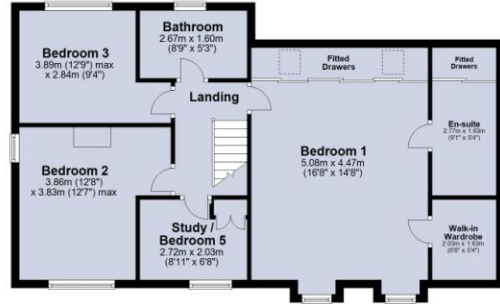




**Ground Floor**  
Approx. 131.1 sq. metres (1410.9 sq. feet)



**First Floor**  
Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 207.5 sq. metres (2233.7 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
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