

FOR SALE



Micklebring Lane, Braithwell
Guide Price £230,000


MARTIN & CO



Micklebring Lane, Braithwell

3 Bedrooms, 1 Bathroom

Guide Price £230,000

- Three bedrooms
- No chain
- Two reception rooms
- Drive and garage
- Generous size gardens

GUIDE PRICE £230,000-£240,000. This spacious three-bedroom semi-detached home is an excellent opportunity for potential buyers, as it is being offered for sale with no vendor chain. Nestled in a semi-rural location, this property provides the perfect balance between peace and convenience, with easy access to commuter links and local amenities.

Upon entering the property, you will be greeted by an inviting entrance hall that leads to the first-floor landing. The lounge boasts a charming fire surround that adds a touch of elegance. The dining room, offering access to the rear garden through patio doors, creates the perfect space for entertaining guests. The well-equipped kitchen features a range of fitted wall and base units in a beech effect, providing ample storage and workspace.

Moving to the first floor, you will find two comfortable double bedrooms and a generously-sized single bedroom. In addition, there is a bathroom and a separate toilet, ensuring convenience for the whole family.

Outside, the property boasts a generously-sized front garden, mostly laid to lawn, along with a driveway to the side and a single garage. The rear garden is a



perfect oasis, featuring a delightful patio area, lawn, mature trees providing an ideal space for relaxation and outdoor activities.

ENTRANCE HALL With a staircase rising to the first floor landing, side facing window, front facing entrance door with side and top windows.

LOUNGE A generous size room, the focal point of the room is the feature fire surround and front facing window.

DINING ROOM A versatile room with delph shelf and patio doors open onto the rear garden.

KITCHEN With a range of fitted wall and base units in beech effect. Base units are set beneath contrasting worktops which include a hob with extractor hood above, eye level oven, single bowl sink, plumbing for washing machine, space for fridge freezer, pantry, side facing entrance door and rear facing window.

LANDING With side facing window.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A generous size single room with front facing window,

BATHROOM With a two piece suite comprising of wash hand basin, bath with shower over, tiling to the walls and rear facing window.

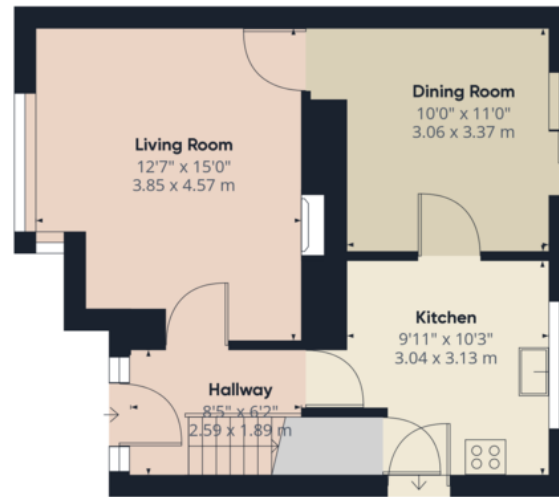
W.C With a low flush w.c and rear facing window.

OUTSIDE To the front of the property is a larger than average garden laid to lawn, extensive drive to the side which leads to a single garage. To the rear is a patio area and lawn with mature hedging and trees.

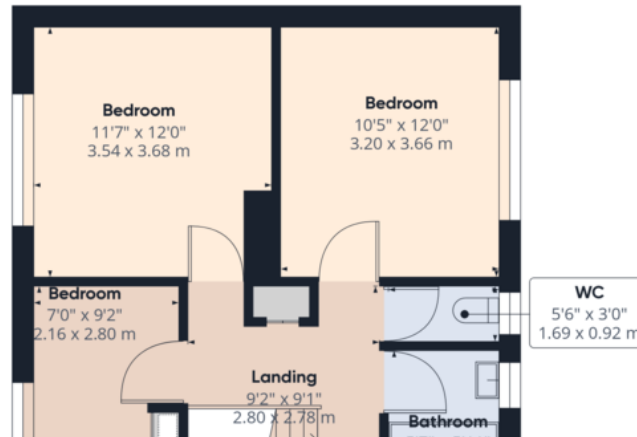




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Ground Floor



Approximate total area⁽¹⁾
 913.93 ft²
 84.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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