



Medland Drive
Bracebridge Heath

MOUNT & MINSTER

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Bracebridge Heath

- Immaculate Ground Floor Apartment
- Grade II Listed
- Lounge Dining Room
- Breakfast Kitchen
- Two Double Bedrooms
- Ensuite to the Master
- Allocated Parking
- Popular Development

INTRODUCTION

A spacious and contemporary Grade II listed ground floor apartment located in the popular St John's Village development in Bracebridge Heath. With modern fittings and feature vaulted ceilings, the accommodation comprises; Breakfast Kitchen, Lounge Diner, Two Double Bedrooms, Ensuite to the Master, Dressing Room, Shower Room and Utility. Outside there is a patio area and allocated parking.

LOCATION

Bracebridge Heath is superbly located two miles south of the Cathedral City of Lincoln and lies at the junction of two major roads, the A15 to Sleaford and the A607 to Grantham. It is a very well serviced village with two supermarkets, post office, pharmacy, a public library, primary school, doctors surgery, numerous public houses, a fish and chip shop, a cricket club, hair salon, various takeaways, a active village hall and a sports and social club.

ACCOMMODATION

Communal Hallway

Secure doors system with alarm and intercom system.

Breakfast Kitchen

3.4m x 4.14m (11'1" x 13'6")

Low level units, feature picture sash windows with fitted Clement Browne shutters, granite worktops, five ring smoked glass hob with extractor fan over and oven underneath, fitted fridge freezer, dishwasher, engineered oak flooring, underfloor heating, ceiling light, smoke alarm and housed Vaillant gas fired boiler.

Utility

Plumbing for washing machine, granite worktop, ceiling light, central extractor control panel, engineered oak floor and extractor.

Inner Hall

3.89m x 1.22m (12'9" x 4'0")

Engineered oak flooring, underfloor heating, ceiling light and smoke alarm.





Lounge/Dining Room

4.65m x 6.48m (15'3" x 21'3")

Three double glazed picture sash windows with Clement Browne shutters, ceiling light, engineered oak flooring, underfloor heating, two TV ariel points and phone point.

Bedroom One

3.56m x 2.49m (11'8" x 8'2")

Three feature windows with Clement Browne shutter blinds, engineered oak flooring, underfloor heating, phone point and ceiling light.

Ensuite

Tiled floor, underfloor heating, walk in shower cubicle with rainfall showerhead and retractable showerhead, low level WC, wall mounted wash hand basin, heated towel rail, mirror, shaver point, recessed spotlights and extractor.

Bedroom Two

2.51m x 3.18m (8'2" x 10'5")

Picture window with Clement Browne shutter blind, engineered oak flooring, underfloor heating and ceiling light.

Family Shower Room

Double walk in shower cubicle with rainfall and retractable shower head, tiled floor, underfloor heating, heated towel rail, low level WC, wall mounted wash hand basin, mirror, extractor, recessed spotlights and tiled splashbacks.

Dressing Room

2.72m x 1.27m (8'11" x 4'1")

Triple built in wardrobe, engineered oak flooring, recessed spotlights, underfloor heating and loft space.

Outside

Patio area ideal for outside seating, communal square and 2 allocated parking spaces immediately outside of the property.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

The property is leasehold with 999 years from 2018. The service charge is £1,500 per annum, payable half yearly, and includes items such as; maintenance and cleaning of communal areas and building insurance.

COUNCIL TAX BAND

Council tax band: C

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of October 2020.

ADDITIONAL INFORMATION

For further information, please contact Daniel Baines at Mount & Minster:

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GROUND FLOOR



Plan to be completed by the seller



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	75
England & Wales	EU Directive 2002/91/EC 	

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