



Adler Close
Bracebridge Heath

MOUNT & MINSTER

Adler Close

Bracebridge Heath

- Grade II Listed House
- Contemporary Style
- Four Reception Rooms
- Four Bedrooms
- Two Ensuites
- Two Dressing Rooms
- Driveway & Courtyard Garden
- Popular Village Location

INTRODUCTION

Located in the popular village of Bracebridge Heath, this contemporary four bedroom residence boasts numerous modern features throughout as well as spacious accommodation and a courtyard garden. Inside, the modern features include, underfloor heating and integrated kitchen appliances. The versatile accommodation comprises; Entrance Hall, Reception Room, Dining Area, Library, Breakfast Kitchen, Utility, Cloakroom, Four Bedrooms, Two Ensuites, Two Dressing Rooms and Family Bathroom. Outside the gravelled driveway leads to parking with a small garden. To the rear is an enclosed courtyard with lighting.

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

Entrance Hall

Solid wood door, arched glazed windows, tessellated tile flooring and bespoke storage cupboard.

Reception Room

6.89m x 6.11m (22'7" x 20'0")

Double glazed sash sliding window with working shutter and bespoke frosted arched window, feature ornate stone fireplace with granite hearth, Amtico tiled underfloor heating, wireless ceiling speakers and LAN connections.

Inner Hallway

Feature exposed brick archway and tiled underfloor heating.

Dining Area

2.84m x 2.59m (9'3" x 8'5")

Double glazed sash sliding window with working shutter and tiled underfloor heating.

Library

2.85m x 2.39m (9'4" x 7'10")

Double glazed sash sliding window with working shutter, bespoke built-in cupboards and book shelving, exposed brick work and tiled underfloor heating.





Breakfast Kitchen

14.19m x 2.78m (46'6" x 9'1")

Double glazed sash sliding windows with working shutters, glazed arched door, vaulted ceiling, range of wall and base units with quartz worktops, Grohe sink with instant hot water tap and 'Harvey' water softener, range of Siemens appliances including two integrated ovens, induction hob, grillplate and downdraft touch extractor, integrated dishwasher, fridge and freezer, 'Miele' coffee machine, wall mounted Worcester boiler, tiled underfloor heating, TV point, LAN connections.

Utility

2.75m x 2.19m (9'0" x 7'2")

Range of wall and base units, Franke laundry sink, space and plumbing for washing machine and tumble dryer and tiled underfloor heating.

Cloakroom

Fully tiled comprising low level WC, wash hand basin in vanity unit and tiled underfloor heating.

First Floor Landing

Airing cupboard housing Worcester hot water storage tank and two radiators.

Bedroom One

4.36m x 3.50m (14'3" x 11'5")

Double glazed sliding sash windows with working shutters, vaulted ceiling, TV point, LAN connections and radiator.

En-Suite Shower Room

3.43m x 2.11m (11'3" x 6'11")

Obscure double glazed sash sliding window with working shutter to front. Fully tiled comprising walk-in shower, low level WC, twin wash hand basins in vanity unit with mixer taps and heated towel rail.

Walk-In Dressing Room

3.36m x 2.45m (11'0" x 8'0")

With built-in shelving, drawers, automatic sensor lighting and access to loft space.

Bedroom Two

6.20m x 3.00m (20'4" x 9'10")

Double glazed sliding sash windows, vaulted ceiling, TV point, LAN connections and radiator.

En-Suite Shower Room

3.27m x 2.70m (10'8" x 8'10")

Fully tiled comprising walk-in shower, bowl sink, low level WC and heated towel rail.

Walk-In Dressing Room

2.53m x 1.58m (8'3" x 5'2")

Built-in shelving, drawers, access to loft space and automatic sensor lighting.

Bedroom Three

3.30m x 2.87m (10'9" x 9'4")

Double glazed sash sliding window with working shutter, built-in shelving, TV point, LAN connections and radiator.

Bedroom Four

3.31m x 2.89m (10'10" x 9'5")

Double glazed sash sliding window with working shutter, vaulted arch ceiling, TV point, LAN connections and radiator.

Family Bathroom

2.73m x 1.87m (8'11" x 6'1")

Fully tiled comprising panelled whirlpool bath with wall mounted taps, fixed shower head over with side screen, wash hand basin in vanity unit with wall mounted tap, low level WC and chrome heated towel rail.

OUTSIDE

Front - approached via a gravelled driveway leading to parking. There is a small garden with box hedging and wrought iron fencing.

Rear - private paved terrace with seating area, planted beds, outside lighting and fenced boundaries with gated access.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C





Adler Close, Bracebridge Heath, Lincoln, LN4

Approximate Area = 2671 sq ft / 248.1 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickhcom 2020. Produced for Move24. REF: 678418



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		
80	84	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	

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