

6 ERMINE COURT BRACEBRIDGE HEATH

4 beds | 2 bath | 3 reception | garage



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HOMES
AGENT**

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6 Ermine Court | £300,000

Bracebridge Heath | Lincoln | LN4 2UR



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Key Features

- NO ONWARD CHAIN
- Quiet Cul-de-Sac Location
- Private Driveway and Integral Garage
- Fully Refurbished to High Standard
- Recently Installed Contemporary Anthracite Windows and Doors
- Recently Replaced Gas Boiler System
- Recently Installed Kitchen with Integrated Appliances
- Within Walking Distance of Local Shops and Other Amenities
- Village Edge Location Offering Easy Countryside Access
- A Stones throw from the Bustling Cathedral and University City of Lincoln

“... fully refurbished low-maintenance 4-bedroom family home in a quiet cul-de-sac location!”

Location | Bracebridge Heath, Lincoln

Discover the idyllic village of Bracebridge Heath, a hidden gem nestled on the outskirts of the historic city of Lincoln. This highly desirable and well-connected village presents an enticing opportunity for anyone seeking a perfect blend of countryside living and urban convenience. With an array of local amenities, excellent schools, and an abundance of family-friendly activities nearby, Bracebridge Heath is an ideal location for those looking to start a new chapter in their lives.

The village offers a thriving community spirit and a range of essential amenities within walking distance, including a Tesco food store and Co-Op food store, a post office, public library, a pharmacy, and medical facilities. The local pubs and restaurants provide an inviting atmosphere for residents to socialise and enjoy a range of different cuisines. Outdoor enthusiasts will appreciate the proximity to picturesque open countryside, offering endless opportunities for leisurely strolls, cycling, and family picnics.

Bracebridge Heath also has its own local cricket club as well as a village sports field offering many activities on a regular basis. The Ofsted Outstanding secondary school, The Priory Academy LSST, is within walking distance and is widely regarded as one of the top schools in the county.

Accessibility to the bustling city of Lincoln is a significant advantage of living in Bracebridge Heath. Just a short drive away, you'll find a wealth of attractions and amenities, such as the historic Lincoln Cathedral, Lincoln Castle, and the vibrant shopping district. Frequent public

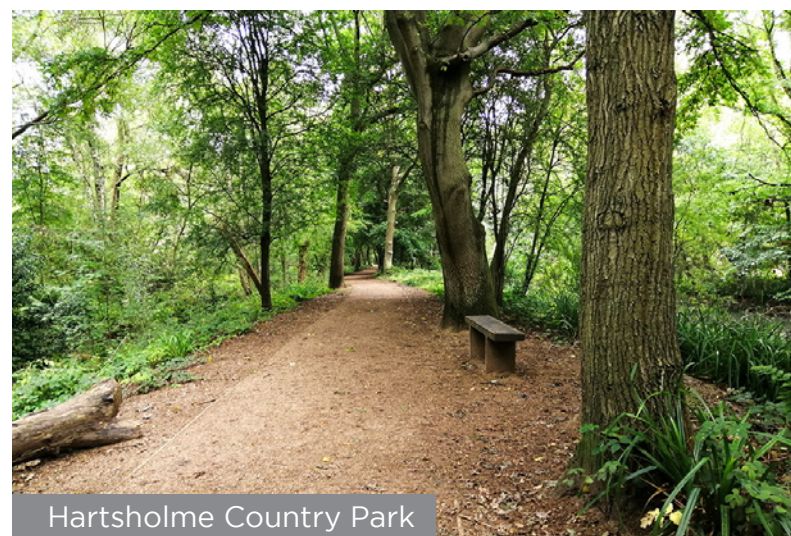
transport links make it easy to commute to the city, whether for work or leisure.

Families will never be short of activities to enjoy together in and around the village. The nearby Hartsholme Country Park and Whisby Nature Park offer beautiful green spaces to explore, while the Lincolnshire Showground hosts a variety of exciting events throughout the year. For indoor entertainment, the nearby city of Lincoln offers museums, galleries, and a wide range of family-friendly attractions to suit all interests.

In summary, Bracebridge Heath is a truly enchanting village that seamlessly combines the tranquility of rural living with easy access to the vibrant city of Lincoln. With its excellent local amenities and a variety of activities for families, it's no wonder more and more people are choosing to call this growing village their home. Don't miss the opportunity to experience the exceptional quality of life that Bracebridge Heath has to offer!



Location | Bracebridge Heath, Lincoln



Property Summary | 6 Ermine Court

Situated in the highly-desirable Lincoln village of Bracebridge Heath, this recently fully refurbished family home offers a prime location overlooking a serene open green with mature trees. The property features newly installed anthracite grey windows and doors to create a stand-out kerb appeal on this quiet cul-de-sac, and also features stone window sills, a convenient covered storm porch area, a private driveway for multiple vehicles, a spacious integral garage and an integrated CCTV system.

The ground floor comprises a spacious entrance hall which flows through to a cosy living room with recently fitted carpets, an electric fireplace and under stairs storage space. To the rear of the property is an open plan kitchen diner, utility room, w/c and large conservatory. The kitchen diner offers plenty of natural light and features a breakfast bar and snug/dining area with patio doors leading to the rear garden. The kitchen is equipped with dark grey shaker-style cabinets, quartz effect worktops, a 1.5 bowl composite sink, and integrated appliances including a dishwasher, fridge freezer, wine cooler, double oven and an electric hob and extractor. There is also a utility room with space for a washer, dryer, and includes fitted storage cupboards, as well as a 15'8" x 10'4" conservatory overlooking the private rear garden.

On the first floor, there are three double bedrooms and one good-sized single bedroom/home office, all with built-in storage. Bedrooms 1, 2, and 4 also feature fully fitted wardrobes. The master bedroom includes a recently updated 3-piece ensuite with a standalone shower and a floor-mounted vanity sink unit. The family bathroom has a wall-mounted vanity sink unit, a contemporary soft-close toilet, and a shower over the bath. Both bathrooms have been fitted with premium Luxury Vinyl Tile flooring which is incredibly durable, stain resistant and easy to clean and maintain.

The mains gas boiler system was replaced just 2.5 years ago and has received yearly services ever since.

In summary, this renovated property in Bracebridge Heath provides a fantastic opportunity for buyers seeking a modern, low-maintenance home. With its convenient location, private driveway, integral garage, and rear garden, this home is well-suited for contemporary family living.



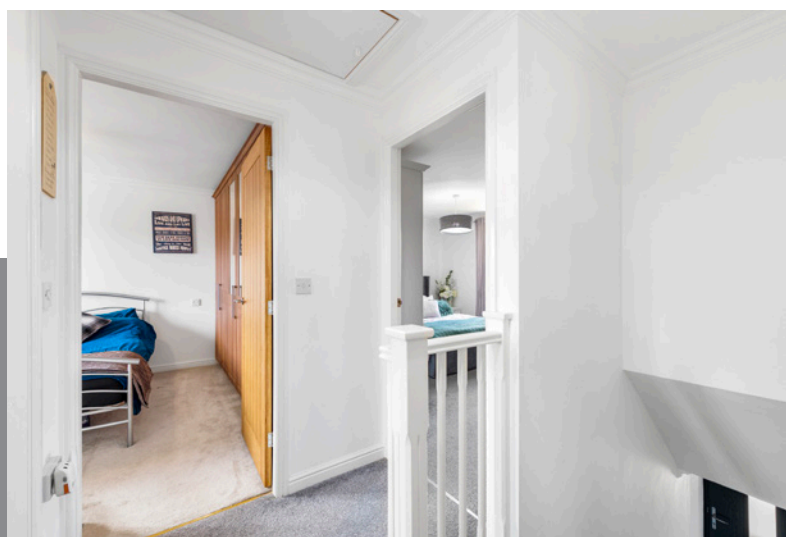
Gallery | 6 Ermine Court, Bracebridge Heath



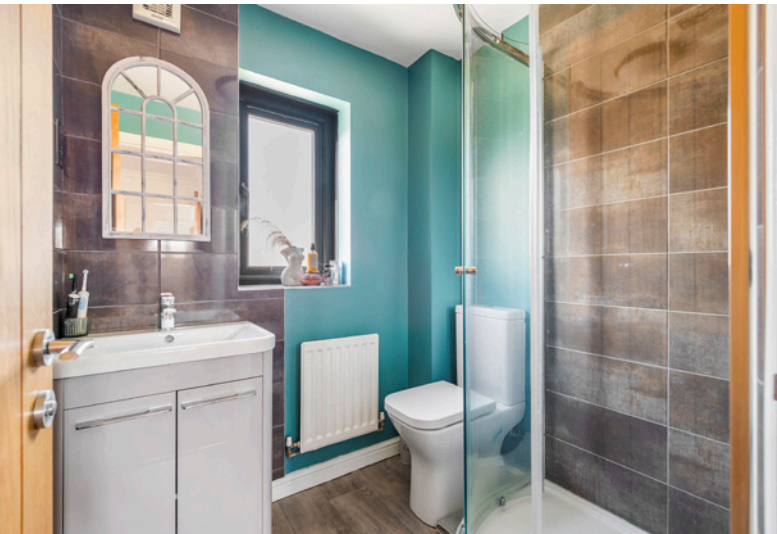
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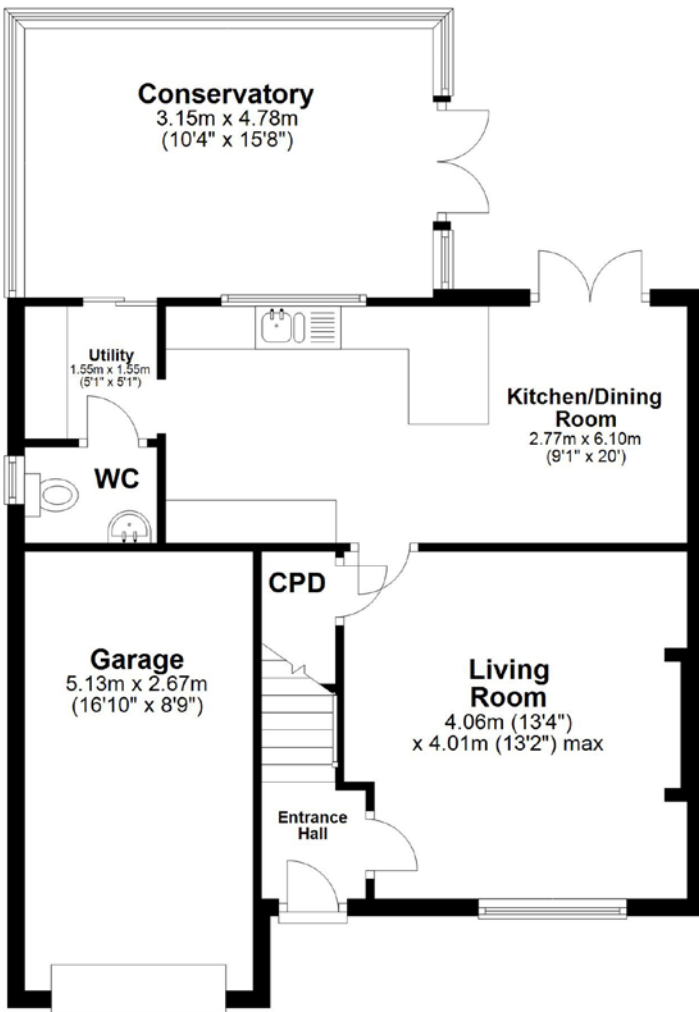


Floor Plans and Dimensions

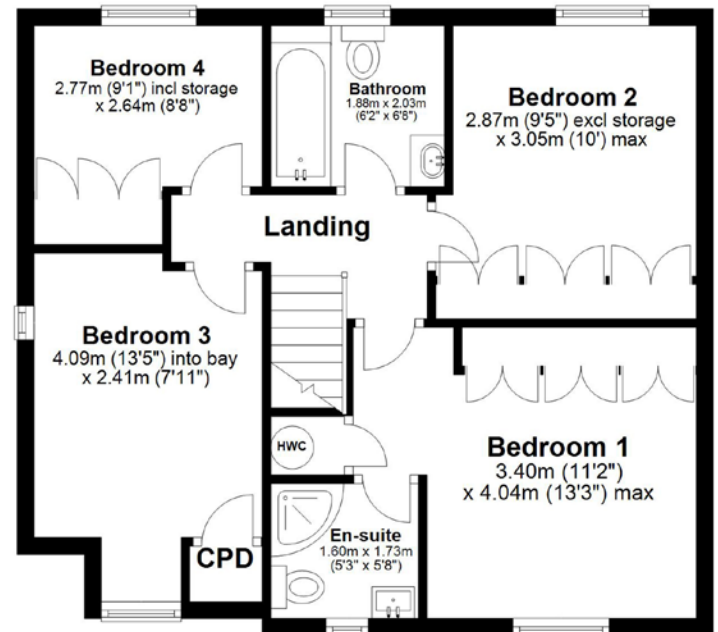
Ground Floor	Size (m)	Size (ft)
Entrance Hall		
Living Room	4.06m x 4.01m	13'4 x 13'2
Kitchen/Dining Rm	2.77m x 6.10m	9'1 x 20'0
Utility	1.55m x 1.55m	5'1 x 5'1
WC		
Conservatory	3.15m x 4.78m	10'4 x 15'8
Single Garage	5.13m x 2.67m	16'10 x 8'9

First Floor	Size (m)	Size (ft)
Landing		
Bedroom 1	3.40m x 4.04m	11'2 x 13'3
En-suite to Bed 1	1.60m x 1.73m	5'3 x 5'8
Bedroom 2	2.87m x 3.05m	9'5 x 10'0
Bedroom 3	4.09m x 2.41m	13'5 x 7'11
Bedroom 4	2.77m x 2.64m	9'1 x 8'8
Family Bathroom	1.88m x 2.03m	6'2 x 6'8

Ground Floor



First Floor





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