



6 The Crescent

Bracebridge Heath, Lincoln, LN4 2NP

£240,000

A well-presented three bedroom detached family bungalow positioned in this popular village of Bracebridge Heath. The property has well-appointed living accommodation to comprise of a Kitchen/Breakfast Room, newly fitted Shower Room, three Bedrooms and a Lounge. Outside there are Gardens to the front and rear and a Driveway to the side providing off-street parking for vehicles and giving vehicular access to the larger than average detached Single Garage.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council.

TENURE – Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln on the A607 towards Bracebridge Heath, continue onto Sleaford Road and turn right onto The Crescent. At the fork in the road bear right, continue along and the property can be located on the left hand side identified by the Mundys For Sale Board.

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

4' 10" x 7' 3" (1.48m x 2.22m), with window and door to the front aspect, window to the side aspect, power, lighting and door to the Inner Hallway.

INNER HALLWAY

With fitted double wardrobe, radiator, access to the roof void and doors to the Kitchen, Lounge, Shower Room and three Bedrooms.

KITCHEN

13' 4" x 10' 8" (4.08m x 3.27m), with UPVC window to the rear aspect, fitted with a range of base units and drawers with work surfaces over, integral four ring gas hob with extraction above, double oven and grill, space for an automatic washing machine, fridge freezer, wall-mounted cupboards, wall-mounted concealed gas central heating boiler, space for a breakfast table and radiator.

LOUNGE

10' 11" x 16' 9" (3.34m x 5.13m), with double UPVC doors and windows to the Rear Garden, fireplace and radiator.

BEDROOM 1

13' 5" x 8' 5" (4.11m x 2.57m), with UPVC window to the rear aspect and radiator.

BEDROOM 2/DINING ROOM

9' 1" x 11' 6" (2.77m x 3.51m), with UPVC window to the front aspect and radiator.

BEDROOM 3

9' 0" x 8' 3" (2.75m x 2.53m), with UPVC window to the side aspect and radiator.

SHOWER ROOM

8' 4" x 7' 1" (2.56m x 2.16m), with two UPVC windows to the side aspect, tiled flooring, fitted with a shower, WC and wash hand basin with a vanity cupboards, airing cupboard and chrome towel radiator.

OUTSIDE

To the front of the property there is a lawned garden and a Driveway to the side providing off-street parking for vehicles and giving vehicular access to the Garage. To the rear of the property there is a lawed garden, paved seating area and flowerbeds.

GARAGE

16' 7" x 12' 5" (5.06m x 3.80m), with up and over door and personal door to the front aspect, two windows to the side aspect, power and lighting.





WEBSITE

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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.

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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

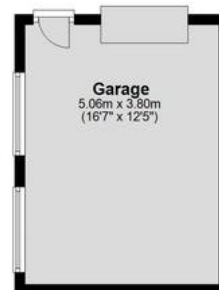
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Ground Floor

Approx. 97.5 sq. metres (1049.5 sq. feet)



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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**29 – 30 Silver Street
Lincoln
LN2 1AS**

**www.mundys.net
residential@mundys.net
01522 510044**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

