



**25 Hillman Close, Bracebridge Heath,
Lincoln, LN4 2QR**

£375,000

A spacious and extended five bedroom detached house situated in a quiet cul-de-sac position in the popular and convenient village of Bracebridge Heath. The property has well-presented accommodation comprising of Hall, large Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to five Bedrooms, Master En-Suite Shower Room and a Family Bathroom. Outside there is a block paved driveway, integral single garage, gravelled front garden and an enclosed rear garden laid to lawn. The property further benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

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

HALL

With staircase to First Floor, understairs storage cupboard and radiator.

LOUNGE

21' 9" x 11' 1" (6.64m x 3.40m), with double glazed window to the rear aspect, sliding patio door to the Conservatory and two radiators.

DINING ROOM

15' 8" x 11' 8" (4.78m x 3.58m), with double glazed window to the front aspect, feature fireplace and radiator.

CONSERVATORY

11' 7" x 8' 7" (3.55m x 2.62m), with double glazed French doors to the rear garden and tiled flooring.



KITCHEN/BREAKFAST ROOM

11' 3" x 10' 2" (3.45m x 3.12m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for a cooker, fridge freezer and dishwasher, tiled splashbacks, double glazed windows to the side and rear aspects and radiator.



UTILITY ROOM

With door to the rear garden, storage shelving, space for a washing machine and tiled flooring.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled splashbacks, tiled flooring, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With airing cupboard housing the gas-fired central heating boiler and loft access point leading to the partially-boarded loft with installed ladder and lighting.



BEDROOM 1

21' 10" x 11' 2" (6.67m x 3.41m), with double glazed window to the rear aspect, two radiators and a dressing area with two double wardrobes.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin and tiled splashbacks.

BEDROOM 2

22' 0" x 12' 7" (6.71m x 3.86m), with double glazed window to the front aspect, a range of fitted wardrobes and radiator.

BEDROOM 3

13' 1" x 8' 9" (4.00m x 2.68m), with double glazed sliding door with Juliet balcony to the front aspect and radiator.



BEDROOM 4

12' 9" x 8' 9" (3.91m x 2.68m), with double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 5

10' 0" x 7' 4" (3.07m x 2.26m), with double glazed window to the front aspect, fitted double wardrobe and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled garden and a block paved driveway providing off-street parking for multiple vehicles and access to the integral single garage. To the rear of the property there is an enclosed rear garden laid mainly to lawn with a patio seating area and shed.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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SIBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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

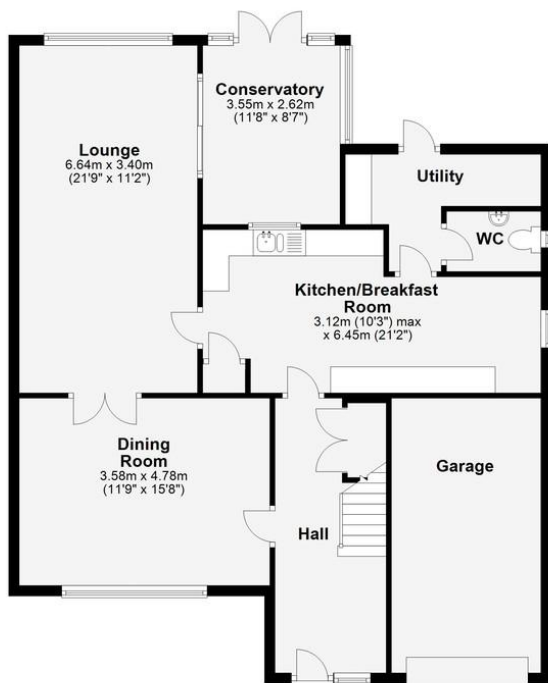
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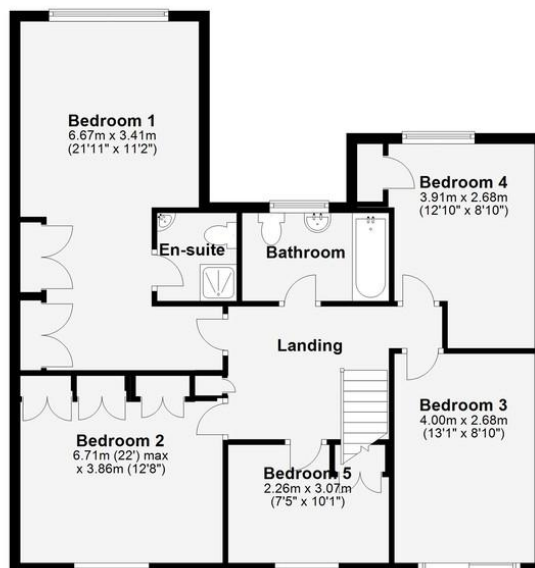
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Ground Floor
Approx. 103.1 sq. metres (1109.2 sq. feet)



First Floor
Approx. 86.7 sq. metres (932.7 sq. feet)



Total area: approx. 189.7 sq. metres (2041.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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