



70 Grantham Road

Bracebridge Heath, Lincoln, LN4 2PZ

£260,000

A non-estate detached bungalow situated on a generous plot in the ever popular village of Bracebridge Heath, having had just one owner since it was built. The accommodation briefly comprises of Hall, Lounge, Kitchen Diner, Conservatory, three double Bedr ooms and Bathroom. Outside there is a driveway with parking for multiple vehicles, a Single Garage, Workshop, Store, outside WC and front and rear gardens with views of Bracebridge Heath Water Tower. The property could benefit from a programme of modernisati on and viewing is highly recommended to appreciate the potential on offer. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

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 radiator and loft access point.



LOUNGE

15' 0" x 12' 6" (4.58m x 3.83m) With double glazed bay window to the front aspect, double glazed window to the side aspect, gas fire within feature fireplace and two radiators.

KITCHEN DINER

20' 6" x 8' 11" (6.25m x 2.73m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with twin side drainers and mixer tap over, eye level electric oven and microwave, electric hob with extractor fan over, gas fired central heating boiler, tiled splashbacks, radiator and two double glazed windows and door to the rear aspect.

CONSERVATORY

13' 3" x 8' 9" (4.05m x 2.67m) Fitted with base units with work surfaces over, spaces for washing machine and tumble dryer, double glazed windows to the side and rear aspects and door to the rear garden.



BEDROOM 1

13' 8" x 9' 5" (4.19m x 2.88m) With double glazed bay window to the front aspect, range of fitted wardrobes and radiator.

BEDROOM 2

11' 11" x 8' 11" (3.64m x 2.73m) With double glazed window to the rear aspect, fitted wardrobes with sliding doors and radiator.

BEDROOM 3

12' 9" x 8' 5" (3.9m x 2.57m) With double glazed window to the front aspect, fitted wardrobes and radiator.



BATHROOM

8' 11" x 7' 4" (2.72m x 2.26m) Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, partly tiled walls, radiator, towel radiator, airing cupboard and double glazed window to the rear aspect.

GARAGE

15' 10" x 9' 1" (4.84m x 2.77m) With double doors to the front aspect, two windows, side personal door, light and power.

STORE

6' 4" x 5' 6" (1.94m x 1.68m) With light and power.



OUTSIDE WC

With close coupled WC and window to the side aspect.

WORKSHOP

9' 3" x 7' 0" (2.84m x 2.14m) With window to the rear aspect, work benches, light and power.

OUTSIDE

To the front of the property there is a lawned garden with side driveway providing off road parking for multiple vehicles and giving access to the garage. There are also numerous outbuildings and greenhouses. The rear garden is enclosed with flowerbeds and vegetable plots.



WEBSITE

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Sills & 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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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

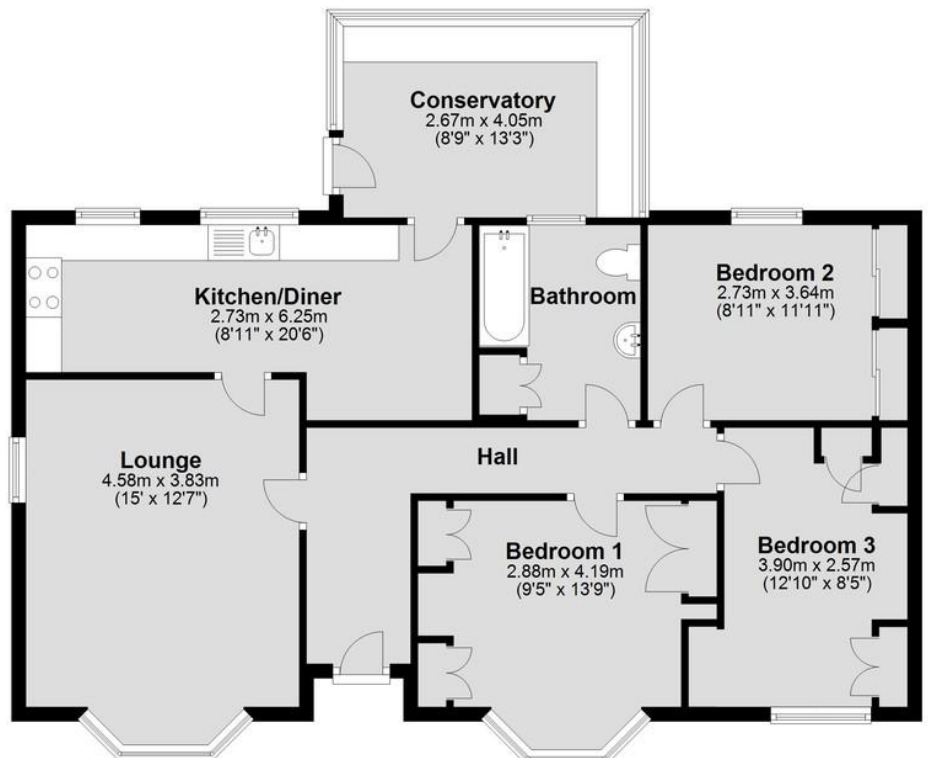
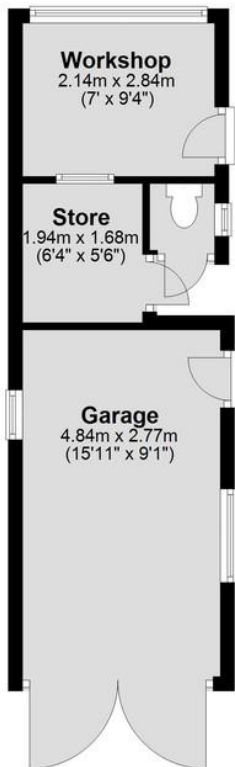
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Ground Floor

Approx. 118.3 sq. metres (1273.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

