



25 Gloucester Close

Bracebridge Heath, Lincoln, LN4 2TB

£185,000

A well-presented modern mid-town house situated on this popular residential development within the village of Bracebridge Heath, south of the City of Lincoln. The property offers living accommodation to briefly comprise of Hall, Cloakroom/WC, Lounge, Kitchen/Diner and First Floor Landing leading to two Bedrooms, En-Suite to Bedroom 1 and Bathroom. Outside there is a driveway to the front providing off road parking and there is a lawned garden to the rear with a patio seating area and shed. Viewing of the property is highly recommended to appreciate the accommodation on offer. NO CHAIN





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, take aways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



ACCOMMODATION

HALL

With staircase to first floor and radiator.

CLOAKROOM/WC

With double glazed window to front aspect, close coupled WC, wash hand basin, tiled splashbacks and radiator.

LOUNGE

14' 2" x 10' 4" (4.34m x 3.15m) With double glazed window to front aspect, under stairs storage cupboard and two radiators.

KITCHEN/DINER

13' 8" x 8' 5" (4.19m x 2.59m) Fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integral electric oven and four ring gas hob with extractor fan over, space for a fridge freezer, plumbing and spaces for a washing machine and dishwasher, tiled splashbacks and flooring, radiator, wall mounted gas fired central heating boiler and double glazed window and sliding door to the rear garden.

FIRST FLOOR LANDING

With loft access point and airing cupboard.

BEDROOM 1

10' 10" x 10' 4" (3.31m x 3.15m) With two double glazed windows to front aspect, two double built-in wardrobes and radiator.



EN-SUITE SHOWER ROOM

With suite comprising of walk-in shower cubicle and wash hand basin, chrome towel rail, tiled flooring and partly tiled walls.

BEDROOM 2

10' 4" x 6' 10" (3.16m x 2.10m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite to comprise of low level WC, wash hand basin and panelled bath with shower over and glass shower screen, tiled floor, partly tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway providing off road parking. To the rear of the property there is a lawned garden with a patio seating area and garden shed.





WEBSITE

Our detailed website show 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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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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 roughly checked.

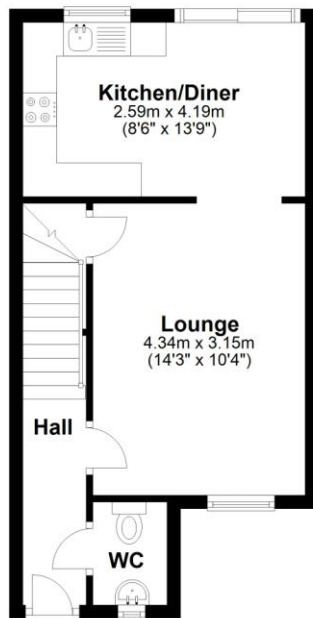
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

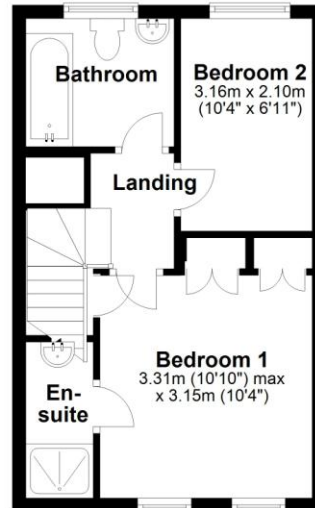
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

