



19 Willow Court

Bracebridge Heath, Lincoln, LN4 2RE

£159,950

A modern two bedroom semi detached house situated in the popular and convenient village of Bracebridge Heath, just to the South of the Cathedral and University City of Lincoln. The property has well-presented accommodation comprising of Lounge, modern Kitchen, Dining Room and a First Floor Landing leading to two Bedrooms and a Bathroom. Outside there are front and rear gardens and off-street parking. The property further benefits from No Onward Chain and viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A

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

LOUNGE

15' 0" x 10' 9" (4.58m x 3.30m), with staircase to First Floor, double glazed bay window to the front aspect and radiator.

DINING ROOM

7' 4" x 6' 9" (2.24m x 2.07m), with double glazed window to the rear aspect and radiator.

KITCHEN

7' 4" x 6' 9" (2.25m x 2.07m), fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, tiled splashbacks, spaces for a cooker, washing machine and fridge, double glazed window to the rear aspect and side door to the garden.

FIRST FLOOR LANDING

Giving access to two Bedrooms and Bathroom.

BEDROOM 1

15' 0 (max)" x 9' 10 (max)" (4.57m x 3m), with two double glazed windows to the front aspect, fitted wardrobe with sliding doors and radiator.

BEDROOM 2

7' 11" x 7' 10" (2.42m x 2.40m), with double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, airing cupboard housing the gas-fired central heating boiler, radiator and double glazed window to the rear aspect.

OUTSIDE

The property has pleasant lawned gardens to the front and rear aspects. There is a driveway for off-street parking to the side of the property.





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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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.

Coverings 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

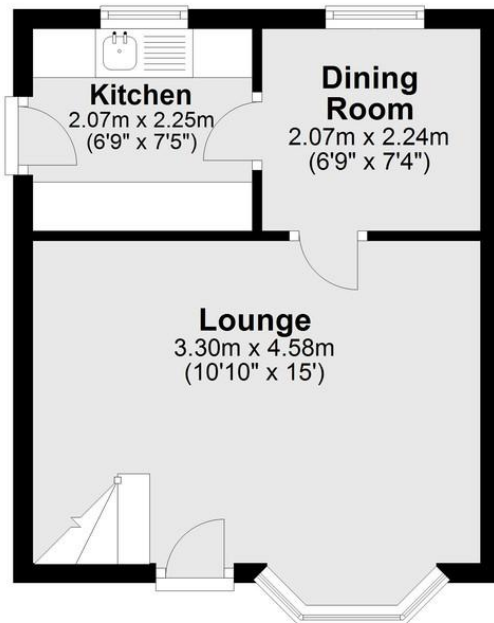
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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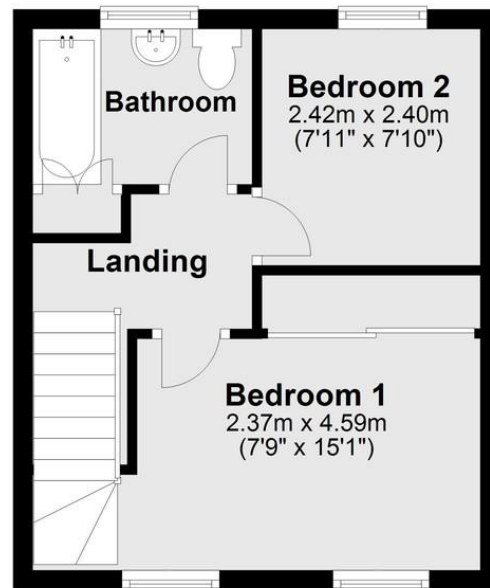
Ground Floor

Approx. 25.3 sq. metres (272.1 sq. feet)



First Floor

Approx. 25.6 sq. metres (276.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.1 sq. feet)

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 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.

