



7 Wakefield Close

Bracebridge Heath, Lincoln, LN4 2UG

£325,000

A well-presented four bedroom detached family home positioned in the popular village of Bracebridge Heath. The property benefits from internal accommodation comprising of Inner Hallway, Lounge, Dining Room, WC, modern fitted Kitchen and a First Floor Landing leading to four Bedrooms, Bathroom and En-Suite Shower Room to Bedroom One. Outside there are gardens to the front and rear, a driveway and integral Garage. 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 – D

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

INNER HALLWAY

With wooden flooring, radiator, doors leading to the Dining Room, Lounge, Kitchen, Garage and WC and stairs to the First Floor Landing.

DINING ROOM

8' 2" x 10' 9" (2.49m x 3.29m), with two UPVC windows to the front aspect, radiator and wooden flooring.

LOUNGE

11' 5" x 15' 5" (3.49m x 4.72m), with walk-in UPVC bay window to the rear aspect, radiator and fireplace.

KITCHEN

9' 5" x 12' 7" (2.88m x 3.85m), with UPVC window and door to the rear aspect, wooden flooring, fitted with a range of base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap, integral electric oven and four ring gas hob with extraction above, spaces for fridge, washing machine and dishwasher, wall-mounted cupboards with complementary tiling below, LED spotlights, space for breakfast table and radiator.

WC

5' 6" x 3' 2" (1.69m x 0.97m), with UPVC window to the side aspect, WC and wash hand basin.

FIRST FLOOR LANDING

With UPVC window to the side aspect, airing cupboard, radiator, access to roof void and doors to four Bedrooms and Bathroom.



BEDROOM ONE

9' 8" x 12' 2" (2.95m x 3.71m), with UPVC window to the front aspect, radiator, range of fitted wardrobes and door to the En-Suite.

EN-SUITE

7' 6" x 4' 10" (2.3m x 1.48m), with UPVC window to the side aspect, WC, wash hand basin, shower cubicle, radiator, extractor fan and LED spotlights.

BEDROOM TWO

10' 6" x 8' 0" (3.21m x 2.46m), with UPVC window to the rear aspect and radiator.

BEDROOM THREE

10' 7" x 7' 11" (3.23m x 2.42m), with UPVC window to the rear aspect, fitted wardrobes and radiator.

BEDROOM FOUR

9' 4" x 6' 4" (2.87m x 1.95m), with UPVC window to the front aspect and radiator.



BATHROOM

7' 5" x 4' 11" (2.28m x 1.50m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, mermaid boarding to the walls, LED spotlights and radiator.





OUTSIDE

To the front of the property there is a lawned garden, block paved driveway providing parking for vehicles and giving vehicular access to the Garage. To the rear of the property there is a lawned garden, flowerbeds, decked area, paved seating area and a garden shed.

GARAGE

8' 1" x 17' 2" (2.47m x 5.25 m), with up and over door to the front aspect, power, lighting, wall-mounted gas central heating boiler and door to the Inner Hallway.

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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, B Ridge 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 thoroughly checked.

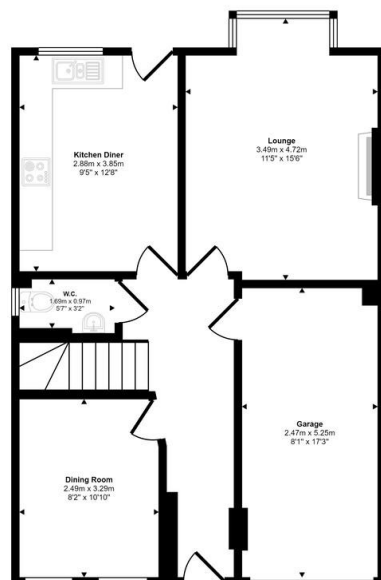
GENERAL

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:

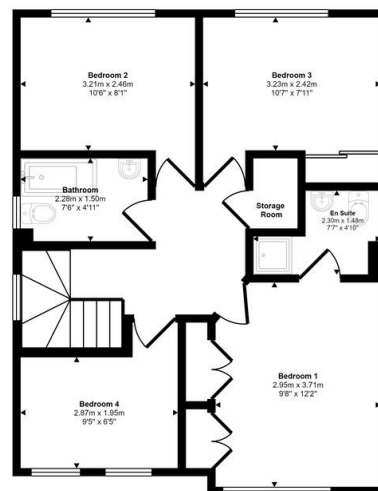
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Approx Gross Internal Area
118 sq m / 1266 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 55 sq m / 587 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
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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.

