



## 27 Heath Road

Bracebridge Heath, Lincoln, LN4 2PP



Book a Viewing!

**£200,000**

A well-presented three bedroom semi-detached property positioned in the popular village of Bracebridge Heath. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, bay-fronted Lounge, Dining Room, Conservatory, fitted Kitchen and stairs rising to a First Floor Landing giving access to three Bedrooms and a Bathroom. Outside there is a lawned garden to the front with mature shrubs and trees and a block paved driveway providing off-street parking for vehicles and giving vehicular access to the side of the property. To the rear of the property there is a single garage with up and over door and an extensive garden with mature shrubs, trees, shed and outbuilding. The property further benefits from a newly fitted roof in April 2022.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — E

**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

### ENTRANCE PORCH

With double UPVC doors to the front aspect and door to the Inner Hallway.

### INNER HALLWAY

With stairs to First Floor Landing, doors to the Lounge, Dining Room and Kitchen, understairs storage and radiator.

### KITCHEN

8' 9" x 7' 7" (2.68m x 2.33m), with UPVC window and door to the rear garden, fitted with base units with work surfaces over, stainless steel sink and drainer, wall-mounted cupboards and spaces for a fridge and cooker.



### DINING ROOM

12' 0" x 11' 5" (3.68m x 3.49m), with sliding UPVC doors to the Conservatory, radiator, space for a dining table and gas fire.

### LOUNGE

10' 8" x 12' 8" (3.26m x 3.87m), with UPVC walk-in bay window to the front aspect, radiator and gas fire with tiled hearth and wooden surround.

### CONSERVATORY

6' 10" x 9' 6" (2.09m x 2.90m), with double UPVC doors to the rear garden and UPVC windows to the side aspect.

### FIRST FLOOR LANDING

Giving access to three Bedrooms and Bathroom, access to the roof void and window to the side aspect.



### BEDROOM 1

12' 0" x 10' 3" (3.67m x 3.13m), with UPVC window to the rear aspect, fitted cupboards and radiator.

### BEDROOM 2

10' 9" x 10' 3" (3.30m x 3.13m), with UPVC window to the front aspect and radiator.

### BEDROOM 3

6' 9" x 7' 5" (2.08m x 2.27m), with UPVC window to the front aspect and radiator.

### BATHROOM

7' 1" x 7' 11" (2.18m x 2.43m), with UPVC window to the rear aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, part-tiled walls, radiator and airing cupboard housing the hot water tank and shelving.



### GARAGE

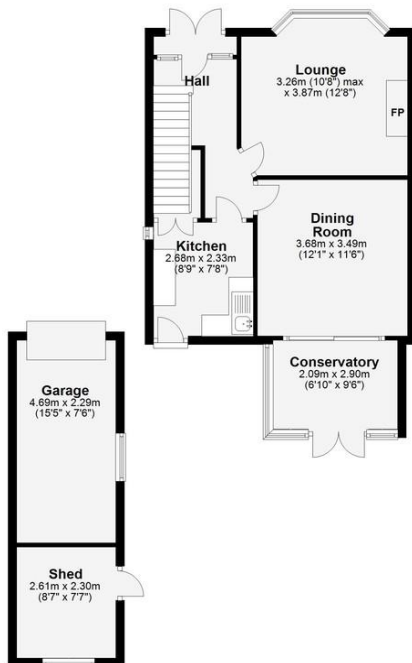
15' 4" x 7' 6" (4.69m x 2.29m), with up and over door to the front aspect and window to the side aspect.

### OUTSIDE

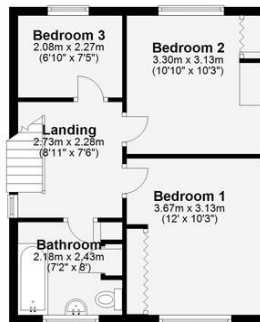
To the front of the property there is a lawned garden with mature shrubs and trees, flowerbeds and a block paved driveway to the side. To the rear of the property there is an extensive garden with mature shrubs, trees and shed with power and light.



**Ground Floor**  
Approx. 65.4 sq. metres (703.4 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 104.9 sq. metres (1129.3 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.

#### 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](http://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, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

#### 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:

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.
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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 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.

