



40 Canwick Avenue

Bracebridge Heath, Lincoln, LN4 2SX



Book a Viewing!

£399,000

A modern four bedroom detached house situated in the ever popular village of Bracebridge Heath, on the outskirts of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Hall, through Lounge, Dining Room, fitted Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to four Double Bedrooms, Master with En-Suite Shower Room and a Family Bathroom. Outside there is a block paved driveway, detached double garage and a private enclosed rear garden. The property further benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – E

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, takeaways, 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 the First Floor and radiator.

LOUNGE

21' 3" x 10' 11" (6.50m x 3.34m), with double glazed bay window to the front aspect, double glazed French doors to the garden, decorative fireplace and two radiators.

DINING ROOM

11' 7" x 9' 3" (3.54m x 2.83m), with double glazed windows to the front and side aspects and radiator.

KITCHEN

11' 7 (max)" x 11' 7 (max)" (3.53m x 3.53m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated fridge freezer, eye-level electric oven, electric hob with extractor fan over, tiled flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

UTILITY ROOM

With wall and base units with work surfaces over, space for a washing machine, tiled flooring, tiled splashbacks, radiator and door to the garden.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled splashbacks and double glazed window to the rear aspect.



FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

12' 9" x 10' 11" (3.90m x 3.34m), with double wardrobe, double glazed window to the front aspect and radiator.



EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the front aspect.

BEDROOM 2

10' 11" x 9' 1" (3.34m x 2.77m), with two double wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3

11' 1" x 8' 7" (3.38m x 2.63m), with double wardrobe, double glazed window to the side aspect and radiator.



BEDROOM 4

11' 2" x 10' 11" (3.42m x 3.33m), with double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits in a tucked away position down a shared drive with a private block paved driveway providing off-street parking for multiple vehicles and access to the detached double garage. The double garage has twin doors, side personal door, light and power. To the side of the property there is a private and enclosed lawned garden with a patio seating area, mature trees and shrubs.

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, 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 Callum 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.

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 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

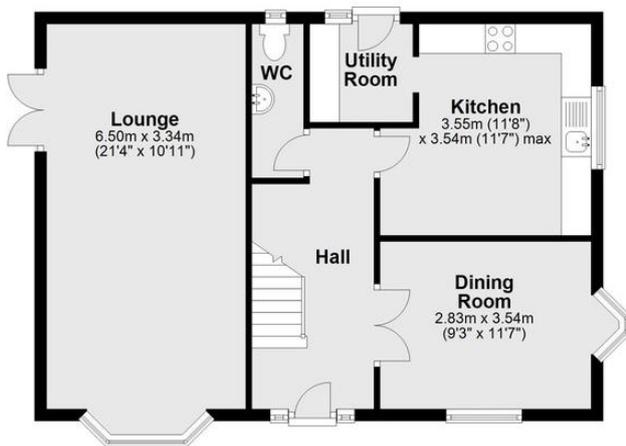
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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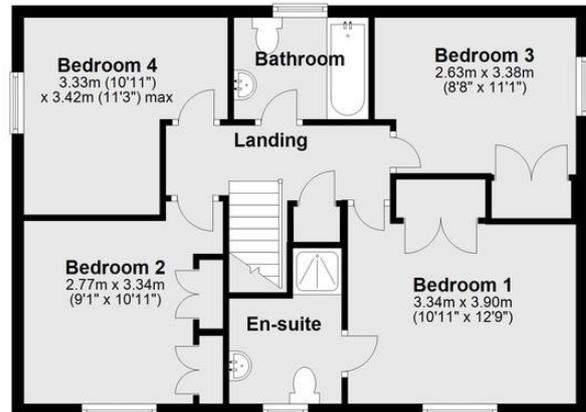
Ground Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



Total area: approx. 121.3 sq. metres (1305.3 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 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.

