



## 4 Sycamore Grove

Bracebridge Heath, Lincoln, LN4 2RD



Book a Viewing!

**£185,000**

A modern two bedroom semi-detached bungalow in the ever desirable and convenient village of Bracebridge Heath, just to the South of the Cathedral City of Lincoln, with well presented accommodation comprising of Porch, Hall, Kitchen, Lounge with bay window, Inner Hallway, two Bedrooms and Shower Room. Outside there are well maintained front and rear gardens, a driveway and a single Garage. 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, 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.

### PORCH

With double glazed windows to the front and rear aspects and tiled flooring.

### HALL

### KITCHEN

6' 11" x 6' 10" (2.11m x 2.10m) Fitted with the range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven and electric hob, spaces for fridge freezer and washing machine, tiled flooring and splashbacks and double glazed window to the front aspect.

### LOUNGE

12' 7" x 12' 6" (3.86m x 3.82m) With double glazed bay window to the front aspect, electric fire in a feature fireplace and radiator.

### INNER HALLWAY

### BEDROOM 1

11' 10" x 9' 10" (3.62m x 3.00m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

8' 9" x 8' 2" (2.69m x 2.49m) With double glazed French doors to the rear garden, airing cupboard housing the gas fired central heating boiler and radiator.

### SHOWER ROOM

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

### OUTSIDE

To the front of the property there is a lawned garden with inset flowerbeds and to the side there is a driveway providing off street parking. To the rear of the property there is a low maintenance garden laid mainly to artificial lawn with patio seating area. Outside also benefits from a large shed with light and power and a detached garage (limited vehicle access).

### 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](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

Sils & 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.

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

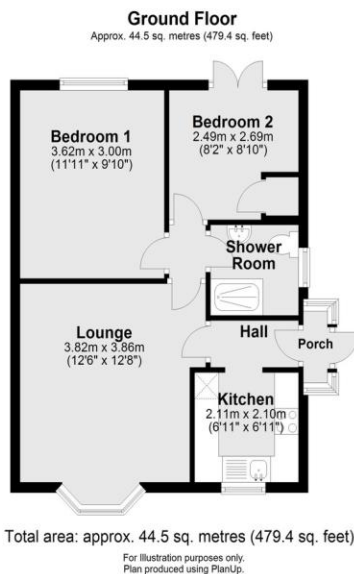
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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.
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 here in as not verified.

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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.

