



1 Salters Close

Bracebridge Heath, Lincoln, LN4 2UB



Book a Viewing!

£264,000

A modern three bedroom detached house in the popular village of Bracebridge Heath, just to the South of the Cathedral City of Lincoln. The property offers spacious and well-presented accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Breakfast Kitchen, Utility Room and a First Floor Landing leading to three Bedrooms, En-suite Shower Room to the master and family Bathroom. Outside there is a front garden, driveway and single garage. To the rear there is an enclosed rear garden. Viewing of the property is highly recommended.



Salters Close, Bracebridge Heath, Lincoln, LN4 2UB



SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — C.

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

HALL

With staircase to the first floor and wood effect laminate flooring.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, radiator, tiled splashbacks, wood effect flooring and double glazed window to the front aspect.

LOUNGE

17' 4" x 12' 4" (5.30m x 3.76m) With electric burner set within a feature fireplace, radiator, wood effect flooring and double glazed bay window to the front aspect.

DINING ROOM

11' 4" x 8' 0" (3.47m x 2.46m) With radiator, wood effect flooring and double glazed French doors to the rear aspect.

KITCHEN/BREAKFAST ROOM

16' 2 (max)" x 11' 3 (max)" (4.93m x 3.43m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, spaces for fridge freezer and dishwasher, two radiators, tiled splashbacks, wood effect flooring, double glazed window to the rear aspect and double glazed French doors to the rear garden.

UTILITY ROOM

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler (installed 2021), wood effect flooring, radiator and door to the side aspect.

FIRST FLOOR LANDING

With airing cupboard and wood effect flooring.

BEDROOM 1

12' 1" x 8' 4" (3.69m x 2.55m) With double glazed window to the rear aspect, wood effect flooring and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity style unit, towel radiator, tiled flooring, partly tiled walls, spotlights and double glazed window to the side aspect.

BEDROOM 2

11' 2 (max)" x 8' 11" (3.4m x 2.74m) With double glazed window to the front aspect, wood effect flooring and radiator.

BEDROOM 3

8' 2" x 6' 10" (2.51m x 2.09m) With double glazed window to the rear aspect, wood effect flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin on a vanity style unit, radiator, tiled splashbacks and double glazed window to the front aspect.





OUTSIDE

To the front of the property there is a lawned garden with a driveway providing off street parking for multiple vehicles. The garage has up and over door to the front aspect, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a decked 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 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

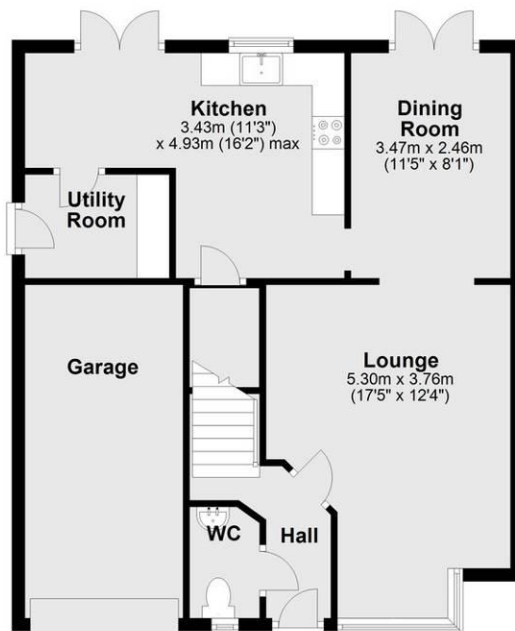
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

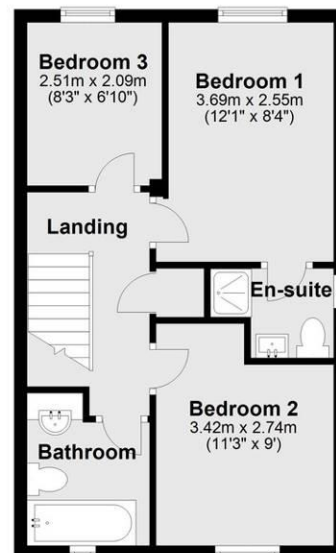
Ground Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 103.4 sq. metres (1112.8 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.

