



26 Rochester Close

Bracebridge Heath, Lincoln, LN4 2UN



Book a Viewing!

£365,000

Situated in the popular village of Bracebridge Heath just to the South of the Cathedral City of Lincoln, a well presented four bedroom detached house at the end of a cul-de-sac, providing spacious accommodation comprising of Entrance Hall, Cloakroom/WC, through Lounge, newly fitted Kitchen/Diner, Utility Room, First Floor Landing, four Bedrooms all with fitted wardrobes, Master with En-suite Shower Room and a Family Bathroom. Outside there is a block paved driveway providing off street parking for multiple vehicles, electric vehicle charge point, detached double garage and a generous rear garden. Viewing of this property is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



HALL

A light and airy entrance hall with staircase to the first floor, understairs storage cupboards, wood effect flooring and radiator.

LOUNGE

21' 4" x 10' 11" (6.52m x 3.35m) With double glazed window to the front aspect and French doors to the rear garden, gas fire set within a feature fireplace and two radiators.

KITCHEN/DINER

21' 5" x 11' 7" (6.53m x 3.54m) Newly fitted with a stylish range of wall and base units with work surfaces over, integrated fridge and freezer, eye level electric oven with warming drawer, microwave, five ring gas hob with extractor fan over, space for dishwasher, 1 1/2 bowl sink with side drainer and mixer tap with boiling water feature over, spotlights, radiator, wood effect flooring and double glazed windows to the front and rear aspects.



UTILITY ROOM

With spaces for washing machine and tumble dryer, storage cupboards, tiled splashback, wood effect flooring and door to the rear garden.

CLOAKROOM/WC

With close couple WC and wash hand basin in a vanity style unit, Chrome towel radiator, wood effect flooring and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With airing cupboard housing the gas fired wall mounted central heating boiler.



BEDROOM 1

12' 9" x 9' 10" (3.90m x 3.189m) Fitted with a 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 wash hand basin in a vanity style unit, tiled splashbacks, storage cupboard and double glazed window to the front aspect.

BEDROOM 2

10' 11" x 9' 10" (3.35m x 3.01m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3

11' 3" x 10' 11" (3.45m x 3.34m) Fitted with a double wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 10" x 9' 3" (3.00m x 2.84m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.





BATHROOM

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

OUTSIDE

The property sits at the end of a cul-de-sac with a block paved driveway providing off street parking for multiple vehicles, electric vehicle charge point and a detached garage. The garage has twin up and over doors, light and power. To the rear of the property there is a generous sized enclosed garden laid mainly to lawn with patio seating area, flowerbeds, mature shrubs and a shed.

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.n

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilon 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 them 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.

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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 are for the benefit of the vendors (Lessors) for whom they act as Agents given the ethical:

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 whatsoever in relation to this property.
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Total area: approx. 126.2 sq. metres (1358.0 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.

