



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.





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All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX BAN D – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

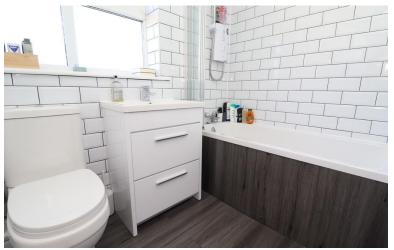
LOCATION

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 Coop, takea ways, 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.

CLO AKROOM/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

 $12' \ 9'' \ x \ 9' \ 10'' \ (3.90 \ m \ x \ 3189 \ m)$ 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

 $9' 10" \times 9' 3"$ (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.

SELLINGY OUR HOME - HOW TO GO ABOUT IT

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CWH, J Walter and Cal lum Lyman will beable 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.

Mundys Fin and al Services who will be able to offer a range of financials ervice products. Should you decide to instruct. Mundys Fin and al Services we will receive a commission from them of £250 and in addition, the individual imember of staff who generated the lead will receive FSO.

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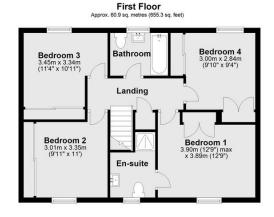
GETTING A MORTGAGE
We would behappy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase

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Ground Floor Utility Kitchen/ Lounge 6.52m x 3.35m (21'5" x 11') Dining Room 53m (21'5") 8m (13'5") n Hall



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 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.

