



## 16 Ripon Close

Bracebridge Heath, Lincoln, LN4 2UJ



Book a Viewing!

**£215,000**

A modern Semi Detached House situated on this popular residential development within the village of Bracebridge Heath, south of the City of Lincoln. The property offers living accommodation to briefly comprise of Hall, Lounge, Kitchen/Breakfast Room, rear Lobby, Cloakroom/WC, Conservatory and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is a driveway to the front providing off road parking, a single garage and gardens to the front and rear. Viewing of the property is highly recommended to appreciate the accommodation on offer. No Onward Chain.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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, laminate flooring and radiator.

### LOUNGE

16' 5" x 11' 4" (5.02m x 3.46m) With double glazed window to the front aspect, electric fire set within a feature fireplace, laminate flooring and radiator.

### KITCHEN/BREAKFAST ROOM

11' 3" x 9' 10" (3.44m x 3.01m) 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, spaces for washing machine and fridge freezer, radiator, tiled splashbacks, laminate flooring, wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

### REAR LOBBY

With doors to the conservatory and garage.

### CLOAKROOM/WC

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

### CONSERVATORY

8' 9" x 8' 7" (2.69m x 2.62m) With double glazed French doors to the rear garden and laminate flooring.

### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

### BEDROOM 1

18' 9" x 8' 3" (5.74m x 2.53m) With double glazed window to the front aspect, fitted wardrobes and radiator.

### BEDROOM 2

10' 11" x 8' 10" (3.34m x 2.70m) With double glazed window to the front aspect, radiator and laminate flooring.

### BEDROOM 3

10' 4" x 7' 2" (3.15m x 2.20m) With double glazed window to the rear aspect, radiator and laminate flooring

### BATHROOM

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

### OUTSIDE

To the front of the property there is a gravelled garden and a driveway providing off street parking with access to the garage. The integral single garage has an up and over door to the front, personal door to the rear lobby, sink unit with hot and cold taps, light and power.





#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### 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

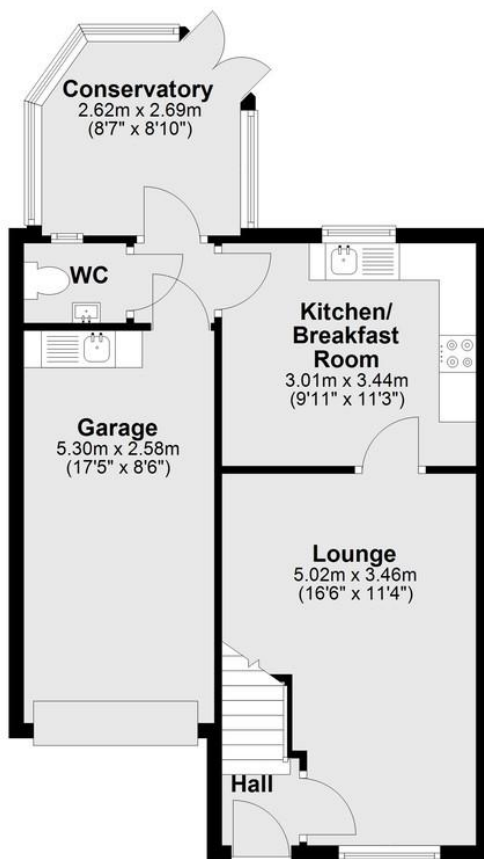
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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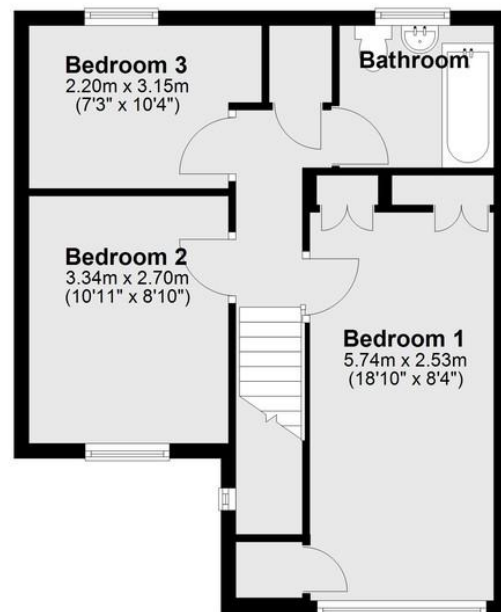
### Ground Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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.

