



## 54 Ridgeview Road

Bracebridge Heath, Lincoln, LN4 2LJ



Book a Viewing!

**£255,000**

A larger than average extended detached family bungalow, positioned in this popular village location of Bracebridge Heath. Internal accommodation to comprise of Reception Hallway, bay fronted Lounge, two well proportioned Bedrooms, Bathroom, En-Suite Bathroom to Bedroom one, fitted Kitchen, Garden Room and Integral Garage with Workshop. The property has a gravelled garden to the front aspect and Driveway to the side providing off road parking and giving access the Garage which has an electric door and Workshop to the rear. The rear enclosed garden is laid to block paved pathways with greenhouse, fruit cage and flowerbeds. The property is being sold with No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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, 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.





#### ENTRANCE HALLWAY

Having UPVC windows to the ceiling, door to the garage and glass panel door to the Inner Hallway.

#### INNER HALLWAY

With fitted double wardrobe, radiator, doors to the Lounge, Kitchen, two Bedrooms and Bathroom and access to the roof void.

#### LOUNGE

15' 9" x 11' 11" (4.81m x 3.64m) With UPVC bay window to the front aspect, radiator, electric fire with tiled hearth and wooden surround, coving to ceiling and wall lights.

#### KITCHEN

9' 0" x 11' 11" (2.75m x 3.64m) With UPVC window overlooking the rear garden, glass panelled door to the Garden Room, fitted with a range of wall, base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral four ring gas hob with extractor above, integral oven and grill, integral fridge and freezer, complementary wall tiling and space for washing machine.

#### GARDEN ROOM

11' 11" x 9' 6" (3.65m x 2.91m) With UPVC windows and door to the rear garden, windows to the ceiling, radiator, door to the Workshop/Garage and wall lights.

#### BEDROOM 1

16' 10" x 9' 5" (5.14m x 2.89m) With two UPVC windows to the rear aspect overlooking the garden, double radiator and concertina door to the En-Suite Bathroom.

#### EN-SUITE

5' 9" x 6' 6" (1.77m x 2.00m) With suite to comprise of bath, WC and wash hand basin, radiator, partly tiled walls and extractor fan.

#### BEDROOM 2

11' 10" x 9' 11" (3.63m x 3.04m) With UPVC bay window to the front aspect, radiator and range of fitted wardrobes.

#### SHOWER ROOM

6' 11" x 6' 10" (2.13m x 2.10m) With UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, partly tiled walls, airing cupboard with shelving and radiator.

#### GARAGE

18' 6" x 10' 2" (5.66m x 3.10m) With electric door to the front aspect and leading in to the Workshop.

#### WORKSHOP

9' 6" x 8' 5" (2.92m x 2.57m) With UPVC window overlooking the rear garden and door to the Garden Room.

#### OUTSIDE

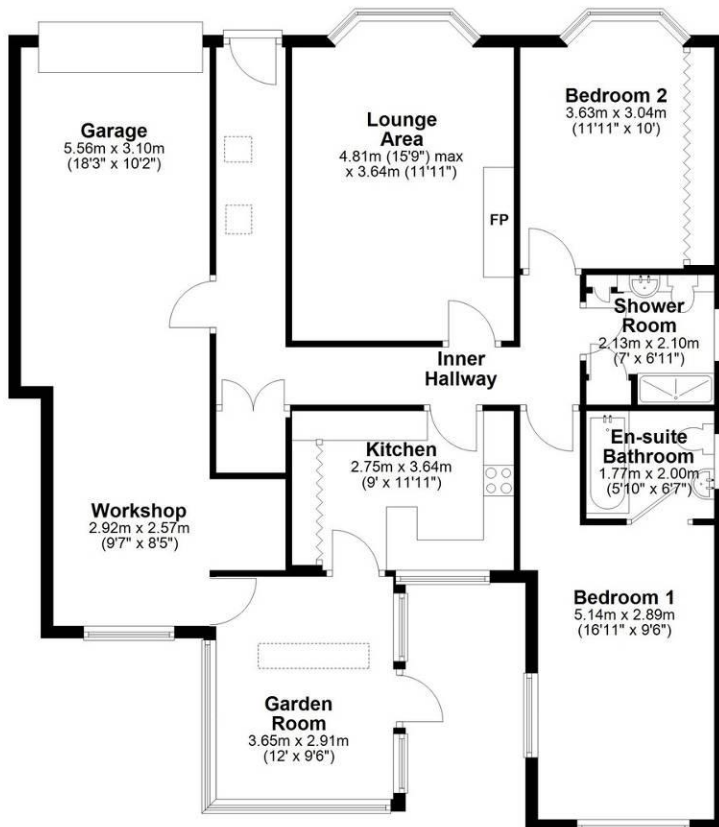
To the front of the property there is a gravelled garden with a driveway providing off street parking for vehicles and giving vehicular access to the Garage. To the rear of the property there is a landscaped garden with a range of flowerbeds, greenhouse, fruit cage and block paved paths leading to a range of further flowerbeds.







Ground Floor



For Illustration Purposes Only  
Plan produced using PlanUp.

#### 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](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

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 Callum 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 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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