



## 2 Johnson Drive

Bracebridge Heath, Lincoln, LN4 2LL



Book a Viewing!

**£259,950**

Situated on a beautiful corner plot within the popular Village of Bracebridge Heath, this is a three Bedroom Detached Bungalow with well-presented accommodation comprising of Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms and a four piece Bathroom suite. The property has beautifully maintained gardens to the front, side and rear, a block paved driveway and a detached single garage. Viewing of this property is highly recommended. No Onward Chain.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**COUNCIL TAX BAND** — C.

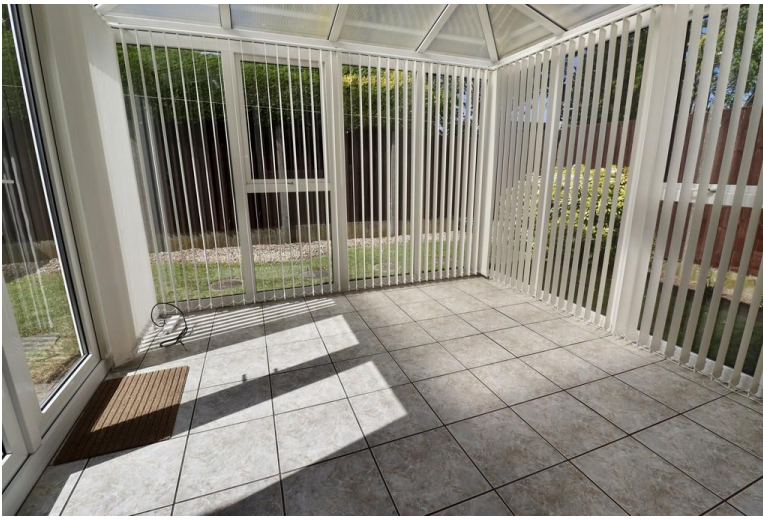
**LOCAL AUTHORITY** - North Kesteven District Council.

**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, 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.



#### PORCH

With tile flooring and radiator.

#### HALL

With radiator.

#### LOUNGE

17' 9" x 11' 10" (5.42m x 3.63m) With electric fire set within a feature fireplace, two double glazed windows to the side aspects and radiator.

#### DINING ROOM

10' 11" x 8' 2" (3.33m x 2.49m) With double glazed window to the side aspect and radiator.



#### KITCHEN

10' 0" x 11' 6" (3.07m x 3.51m) 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 dishwasher and washing machine, breakfast bar, tiled flooring and splashbacks, radiator, door to the conservatory and double glazed window to the side aspect.

#### CONSERVATORY

9' 9" x 9' 9" (2.99m x 2.98m) With double glazed French doors to the garden, tiled flooring and radiator.

#### BEDROOM 1

14' 5" x 10' 11" (4.40m x 3.34m) With double glazed window to the front aspect, fitted wardrobes, bedside tables and radiator.



#### BEDROOM 2

10' 0" x 11' 10" (3.07m x 3.63m) With double glazed window to the side aspect, fitted wardrobes and radiator.

#### BEDROOM 3

10' 0" x 7' 9" (3.07m x 2.38m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

#### BATHROOM

7' 0" x 7' 11" (2.13m x 2.41m)

Fitted with a four piece suite comprising of panelled bath, shower room, close coupled WC and pedestal wash hand basin, tiled walls and flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.



#### OUTSIDE

The property sits on a generous corner plot with a block paved driveway providing off street parking and a single garage. The garage has an up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is a lawned garden with a patio seating area, covered decked seating area, mature shrubs and secure shed with power.



#### 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 Calum Lyman will be able to provide information on 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

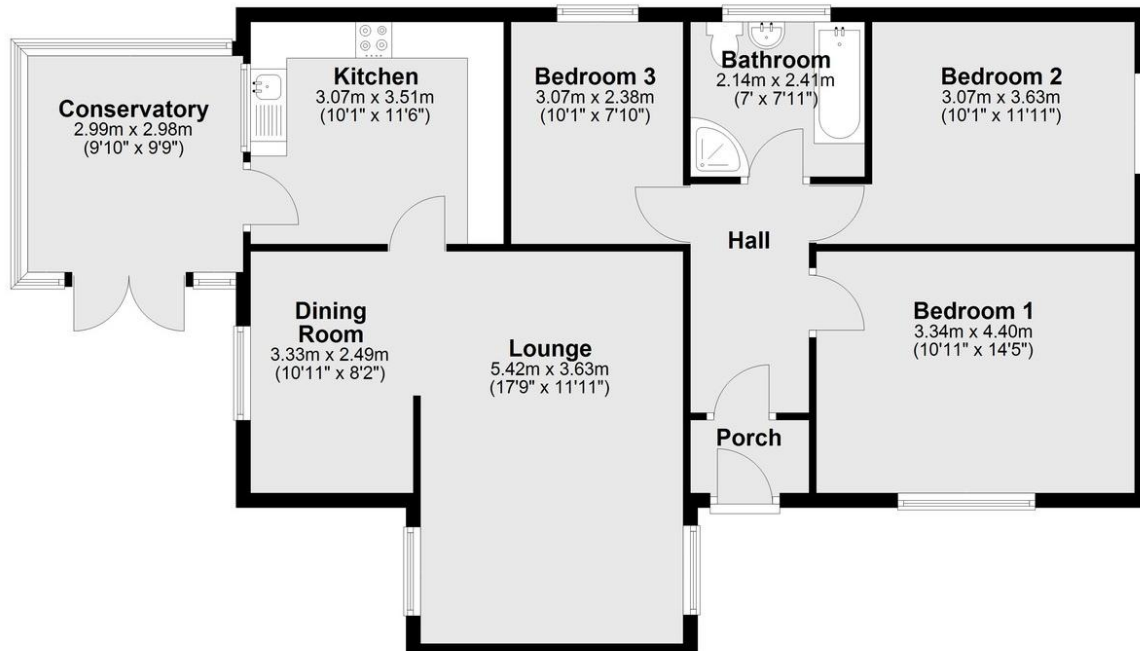
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 29/30 Silver Street, Lincoln, LN2 1AS.

### Ground Floor

Approx. 97.1 sq. metres (1044.8 sq. feet)



Total area: approx. 97.1 sq. metres (1044.8 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 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.

