



17 Watling Close

Bracebridge Heath, Lincoln, LN4 2BD



Book a Viewing!

£190,000

Situated in the popular and convenient village of Bracebridge Heath, to the south of the Cathedral city of Lincoln. A modern three bedroom end terraced house with well-presented accommodation comprising Entrance Hall, Cloakroom/WC, Lounge, Kitchen Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is off street parking for multiple vehicles and an enclosed rear garden. Viewing of the property is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

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 double glazed window to the side aspect and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, double glazed window to the front aspect, tiled splashbacks and radiator.

LOUNGE

15' 7" x 14' 6" (4.76m x 4.43m) With staircase to the first floor, electric fire set within a feature fireplace, double glazed window to the front aspect and radiator.



KITCHEN DINER

14' 6" x 8' 3" (4.43m x 2.53m) Fitted with a range of wall and base units with work surfaces over, spaces for fridge freezer, washing machine and dishwasher, sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, tiled flooring, under stairs storage cupboard, radiator, double glazed window to the rear aspect and French doors to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the side aspect.



BEDROOM 1

13' 3" x 8' 5" (4.05m x 2.56m) With double glazed window to the front aspect and radiator.

BEDROOM 2

10' 9" x 8' 5" (3.28m x 2.56m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 3" x 5' 10" (3.12m x 1.78m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BATHROOM

Fitted with a three-piece suite comprising of panelled path with shower over close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.

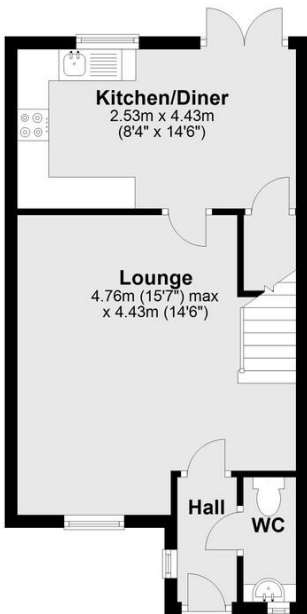


OUTSIDE

To the front of the house there is a driveway providing off road parking for multiple vehicles and side access leading to the rear garden. To the rear there is an enclosed garden which is mainly laid to lawn with a patio seating area and shed.



Ground Floor
Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)

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

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 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.

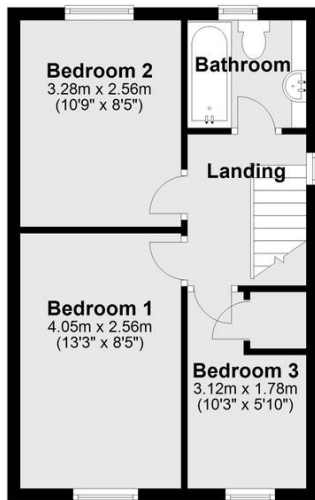
- NOTE**
1. None of the services or equipment have been checked or tested.
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

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First Floor
Approx. 33.4 sq. metres (359.8 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 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.

