



**9 Dorothy Avenue, Bracebridge Heath,
Lincoln, LN4 2NE**



Book a Viewing!

£240,000

A beautiful extended three bedroom semi detached house situated in a quiet cul-de-sac position in the popular village of Bracebridge Heath, to the south of the Cathedral City of Lincoln. The property has fully modernised living comprising of entrance hall, lounge, bathroom, extended and newly fitted kitchen diner and a first floor landing leading to three bedrooms with the master having an en-suite cloakroom/WC and bathroom. Outside there are front and rear gardens and a side driveway for multiple vehicles. Viewing of this stunning home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.

LOUNGE

15' 3" x 11' 6" (4.66m x 3.53m) With double glazed bay window with window seat to the front aspect, log burner, side storage cupboards, understairs storage cupboard and radiator.

KITCHEN/DINER

22' 8 (max)" x 13' 10 (max)" (6.91m x 4.22m) Newly fitted with a modern range of wall and base units with work surfaces over, Belfast sink with side drainer and mixer tap over, integrated dishwasher, eye level electric oven and microwave, induction hob with extractor fan over, spaces for fridge freezer and washing machine, spotlights, laminate flooring, radiator, double glazed window to the side aspect, two Velux windows and double glazed Bi-fold doors to the rear garden.



BATHROOM

8' 6" x 7' 4" (2.6m x 2.26m) Fitted with a four piece suite comprising of shower cubicle, freestanding bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator, spotlights and two double glazed windows to the side aspect.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

14' 10" x 10' 6" (4.53m x 3.21m) With double glazed window to the front aspect, range of fitted wardrobes and radiator.

EN-SUITE WC

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



BEDROOM 2

10' 2" x 10' 0" (3.10m x 3.05m) With double glazed window to the rear aspect, cupboard housing the gas fired central heating boiler and radiator.



BEDROOM 3

8' 3" x 7' 1" (2.53m x 2.16m) With double glazed window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a paved garden and there is a driveway to the side providing off street parking for multiple vehicles. To the rear of the property there is a garden laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds.

WEB SITE

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 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 and J Walter 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

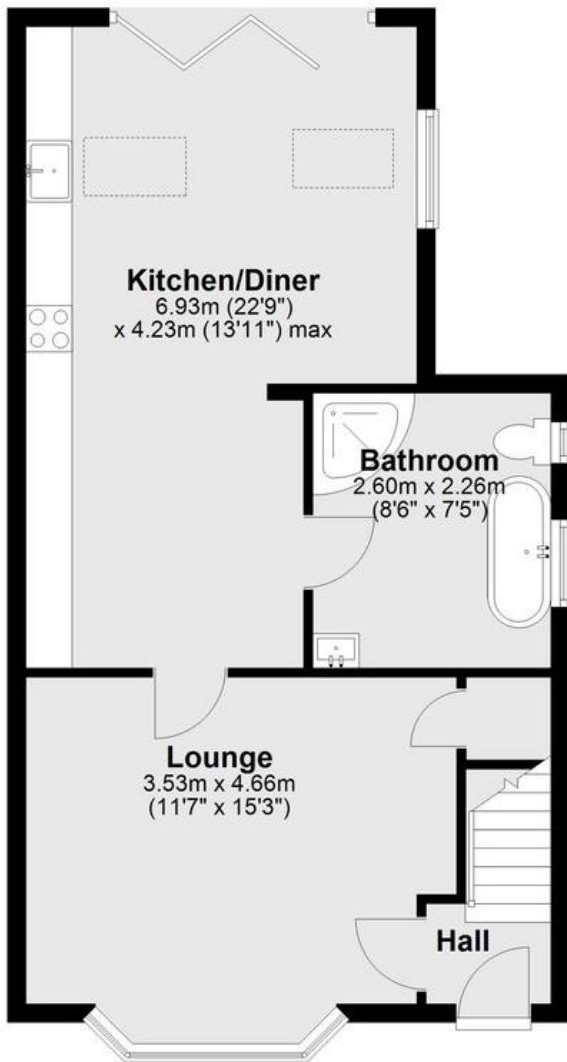
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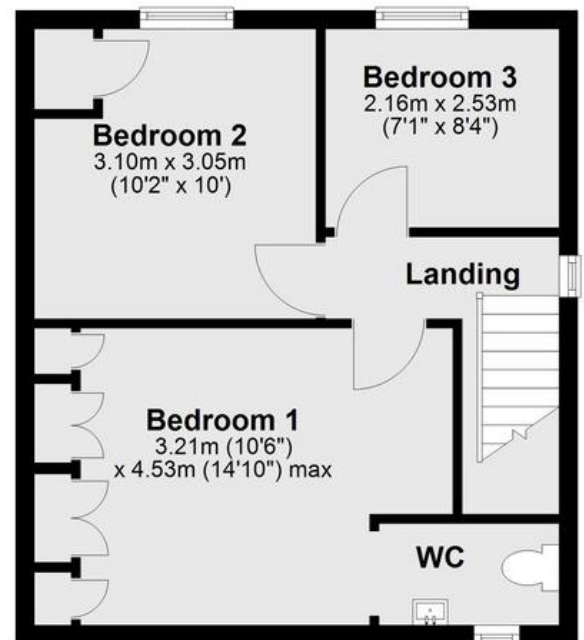
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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