



24 The Crescent

Bracebridge Heath, Lincoln, LN4 2NP



Book a Viewing!

£269,950

Ideally positioned in the ever popular village of Bracebridge Heath, just to the South of the Cathedral City of Lincoln. This is a well-presented three bedroom detached bungalow with accommodation comprising of porch, hall, lounge, kitchen, three bedrooms and a four piece family bathroom. The stunning gardens are a real highlight of this property, with a low-maintenance landscaped garden to the front and a spacious and beautifully maintained enclosed rear lawned garden, well-stocked and colourful borders and an additional patio seating area. The property further benefits from a block paved driveway and a detached single garage. No Onward Chain.



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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

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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 double glazed windows to the front and side aspects and tiled flooring.

HALL With radiator.

LOUNGE 16' 11" x 10' 10" (5.17m x 3.31m) With double glazed window to the rear aspect and radiator.

KITCHEN 10' 10" x 10' 0" (3.31m x 3.06m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob, spaces for fridge, freezer and washing machine, tiled flooring and splashbacks, storage cupboard, radiator, double glazed window to the rear aspect and door to the garden.

BEDROOM 1 13' 5" x 8' 5" (4.09m x 2.57m) With double glazed window to the front aspect and radiator.

BEDROOM 2 11' 5" x 8' 11" (3.49m x 2.72m) With double glazed window to the front aspect and radiator.

BEDROOM 3 9' 2" x 8' 2" (2.81m x 2.50m) With double glazed window to the side aspect and radiator.

BATHROOM Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and flooring, chrome towel radiator, spotlights, airing cupboard and two double glazed windows to the side aspect.

OUTSIDE To the front of the property there is a gravelled garden behind hedging with inset shrubs and a side block paved driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front and a window to the side. To the rear of the property there is a beautifully maintained enclosed garden, mainly laid to lawn with an additional patio seating area, mature shrubs and well-stocked borders.

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. Mundy's 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:

- 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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