



## 27 Bentley Drive

Bracebridge Heath, Lincoln, LN4 2QW



Book a Viewing!

**£285,000**

A spacious and extended detached bungalow situated in a pleasant corner position within the popular village of Bracebridge Heath. The property has internal accommodation to briefly comprise of Entrance Hall, Lounge, Dining Area, fitted Kitchen, Utility Room with shower, separate WC, three Bedrooms, Bathroom and further separate WC. Outside there are gardens to the front, side and rear, a driveway and garage. The property is situated in a pleasant position backing onto open fields and is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating (combi boiler installed October 2025).

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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

### ENTRANCE HALL

With entrance door, single radiator and coving to ceiling.

### LOUNGE

18' 0" x 11' 10" (5.49m x 3.61m) With double glazed window to the front elevation, double glazed sliding patio doors, coving to ceiling and double radiator.

### DINING AREA

16' 6" x 11' 1" (5.03m x 3.38m) With double glazed sliding patio doors and double radiator.

### KITCHEN

11' 3" x 9' 11" (3.43m x 3.02m) Fitted with a range of wall and base units with drawers and work surfaces over, double radiator, 1½ bowl sink unit and drainer, part tiled surround, double glazed window to the side elevation.

### REAR ENTRANCE HALL

With rear entrance door, single radiator and a boiler cupboard housing the gas central heating combi boiler (Installed Oct 2025).

### UTILITY ROOM

9' 8" x 5' 8" (2.95m x 1.73 m) With base unit, sink unit and drainer, plumbing for washing machine, single radiator, fitted shower cubicle and double glazed window to the side elevation.

### WC

With WC, wash hand basin and double glazed window to the side elevation.

### BEDROOM

14' 4" x 10' 10" (4.37m x 3.3m) With double glazed window to the rear elevation, double radiator, a range of fitted wardrobes, drawers and vanity desk.

### BEDROOM

10' 6" x 10' 1" (3.2m x 3.07m) With double glazed window to the side elevation, single radiator and coving to ceiling.

### BEDROOM

10' 0" x 6' 3" (3.05m x 1.91m) With double glazed window to the side elevation, single radiator and a range of fitted wardrobes.

### BATHROOM

7' 2" x 5' 11" (2.18m x 1.8m) With suite to comprise of corner bath, wash hand basin, tiled flooring, part tiled surround, airing cupboard with hot water cylinder, single radiator and double glazed window to the side elevation.

### WC

With WC, tiled flooring and double glazed window to the side elevation.

### OUTSIDE

The property is situated in a pleasant corner position with gardens to the front, side and rear. The gardens are predominantly laid to lawn with hedging. To the rear of the property there is a patio seating area, driveway and garage.







## GARAGE

19' 5" x 9' 10" (5.92m x 3m) With an up and over door, lighting, power, UPVC window and side entrance door.

### 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.

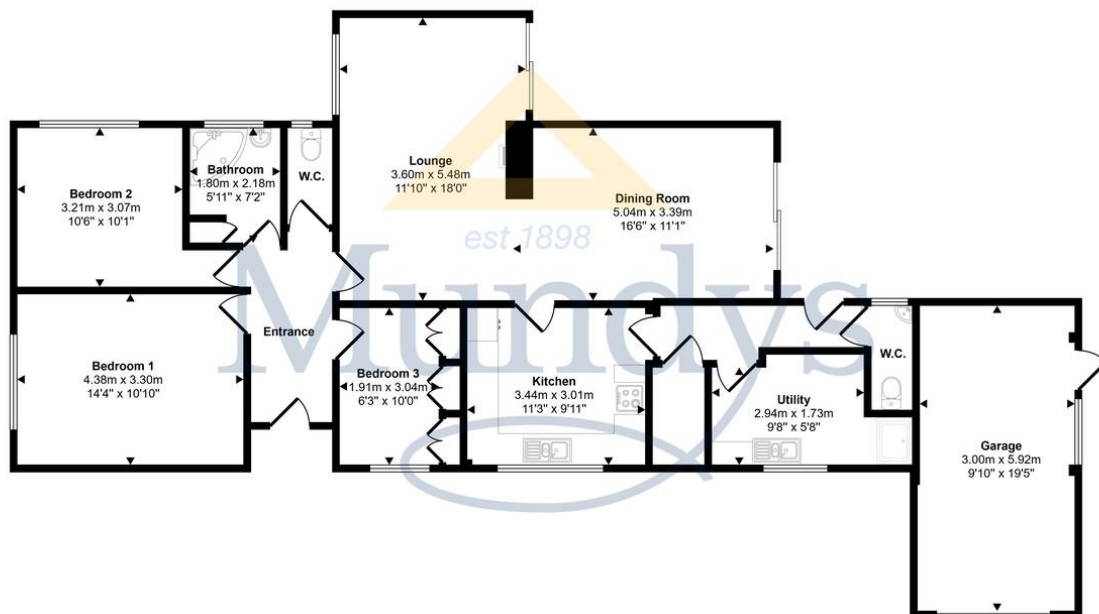
### GENERAL

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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Approx Gross Internal Area  
129 sq m / 1387 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

