



**28 Bath Road, Bracebridge Heath,
Lincoln, LN4 2TW**



Book a Viewing!

£520,000

An executive five bedroom detached extended family home situated in the ever popular village of Bracebridge Heath, on the outskirts of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Entrance Porch, Cloakroom/WC, Hall, Lounge, Dining Room, Conservatory, Study, stylish newly-fitted Kitchen leading onto a fantastic open plan Family Room, Utility Room and a First Floor Landing leading to five Bedrooms, two with with En-Suite Shower Rooms and a Family Bathroom. Outside there is a block paved driveway, double garage and an enclosed rear garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

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 PORCH

With main entrance door, oak flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled walls, spotlights and radiator.

HALL

With staircase to the First Floor, oak flooring and radiator.



LOUNGE

20' 4" x 12' 0" (6.20m x 3.67m) With double glazed window to the front aspect, double glazed French doors to the Conservatory, Esse gas-fired stove, oak flooring and two radiators.

CONSERVATORY

12' 9" x 11' 1" (3.90m x 3.40m) With double glazed French doors to the rear garden, underfloor heating and tiled flooring.

DINING ROOM

11' 7" x 9' 8" (3.54m x 2.95m) With double glazed window to the rear aspect, oak flooring and radiator.



STUDY

9' 8" x 8' 2" (2.97m x 2.51m) With double glazed window to the front aspect, oak flooring and radiator.

KITCHEN/BREAKFAST ROOM

16' 2 (max)" x 14' 3 (max)" (4.93m x 4.34m) With a range of wall and base units with work surfaces over, Belfast sink with side drainer and mixer tap over, integrated dishwasher, space for American fridge freezer, wine cooler, eye-level Neff electric oven, five ring Neff induction hob with extractor fan, tiled flooring, breakfast bar with downlighters, spotlights, kickboard lights and radiator.



FAMILY ROOM

25' 11" x 11' 11" (7.91m x 3.64m) Open plan from the Kitchen, an impressive Family Room with two sets of double glazed Bifold doors to the rear garden, double glazed French doors to the side aspect, gas stove, two Velux windows, spotlights and oak flooring with underfloor heating.



UTILITY ROOM

9' 4" x 7' 0" (2.85m x 2.15m) Fitted with a range of wall and base units with work surfaces over, undermount sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, tiled flooring, spotlights, radiator, personnel door to the garage and door to the garden.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

17' 7" x 15' 1" (5.36m x 4.60m) With three double glazed windows to the front and rear aspects and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, part-tiled walls, tiled flooring, radiator and Velux window.

BEDROOM 2

13' 6" x 12' 3" (4.14m x 3.75m) With double glazed window to the front aspect, double wardrobe and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled walls, tiled flooring, spotlights, towel radiator and double glazed window to the rear aspect.

BEDROOM 3

12' 5" x 8' 8" (3.79m x 2.65m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 4

11' 3" x 9' 5" (3.43m x 2.88m) With double glazed window to the front aspect, spotlights and radiator.



BEDROOM 5

8' 2" x 8' 5" (2.50m x 2.59m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over, wash hand basin in a vanity unit and close coupled WC, tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off-street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front aspect, personnel door to the Utility Room, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs, flowerbeds and garden shed.

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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SIBs & 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

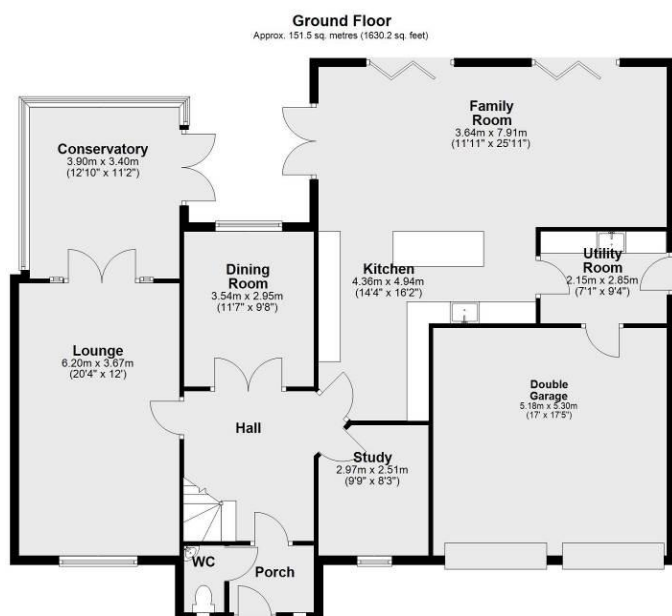
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 240.1 sq. metres (2584.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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01673 847487

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