



20 Sleaford Road

Bracebridge Heath, Lincoln, LN4 2ND



Book a Viewing!

£260,000

An extended three-bedroom detached bungalow, pleasantly positioned within the popular village of Bracebridge Heath and just a short walk from the village centre and its range of local shops, amenities, and public houses. The property is also ideally placed for easy access into Lincoln city centre, with regular transport links nearby. Set on a generous plot, the property benefits from a spacious rear garden and a separate gated driveway, accessed from Dorothy Avenue, which leads to a large gravelled parking area and a detached garage. This secure and private access provides excellent parking and convenience, ideal for homeowners with multiple vehicles, a caravan, or those seeking additional storage space. Internally, the bungalow offers versatile and well-balanced accommodation, comprising an entrance porch, hallway, spacious lounge diner, fitted kitchen, three bedrooms (one with an en-suite wet room), and a separate family bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.



PORCH

With UPVC double glazed external door.

HALLWAY

With a radiator and access to roof void.

INNER HALLWAY

With radiator and skylight.

LOUNGE/DINER

27' 1" x 12' 10" (8.25m x 3.91m) A bright and generous living space with two UPVC double glazed windows, two radiators, and a feature brick fireplace with inset gas fire.



KITCHEN

12' 2" x 9' 10" (3.71m x 3m) With UPVC double glazed window and external door, tiled flooring, and fitted with a range of wall, base units and drawers with work surfaces and matching upstands, a composite sink drainer with mixer tap, space for a freestanding cooker, plumbing and space for both a washing machine and a dishwasher, wall-mounted gas-fired central heating boiler and spotlighting.

BEDROOM 1

12' 0" x 11' 2" (3.66m x 3.4m) With UPVC double glazed window and radiator.



EN-SUITE WET ROOM

7' 3" x 5' 9" (2.21m x 1.75m) With UPVC double glazed window, fully tiled walls, low level WC, wash hand basin, walk-in shower area with electric shower, heated towel rail and extractor fan.

BEDROOM 2

14' 2" x 12' 10" (4.32m x 3.91m) With UPVC double glazed window and radiator.

BEDROOM 3

7' 5" x 8' 4" (2.26m x 2.54m) With UPVC double glazed window and radiator.

BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m) With UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin, bath, heated towel rail and extractor fan.



OUTSIDE

The property occupies a generous plot with a large lawned rear garden offering plenty of space for relaxation or family use. To the side, a separate, securely gated driveway accessed from Dorothy Avenue provides off road parking for several vehicles and leads to a large gravelled parking area and a detached garage, offering excellent parking, security and storage options.



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 & Co., Taylor Rose, 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 Calum 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.

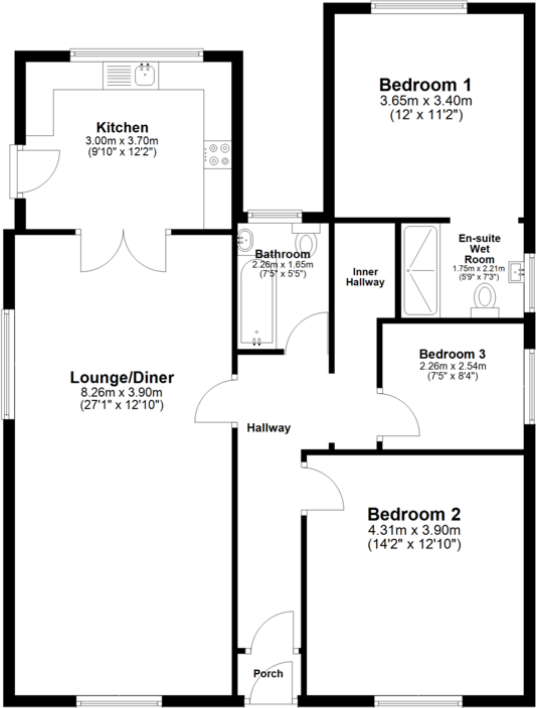
Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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**
- None of the services or equipment have been checked or tested.
 - 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:
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Total area: approx. 100.0 sq. metres (1076.0 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.

29 – 30 Silver Street Lincoln LN2 1AS 01522 510044	22 Queen Street Market Rasen LN8 3EH 01673 847487	22 King Street Southwell NG25 0EN 01636 813971	46 Middle Gate Newark NG24 1AL 01636 700888
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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 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.

