



**49 Bath Road, Bracebridge Heath,
Lincoln, LN4 2TU**



Book a Viewing!

£390,000

An immaculate Four Bedroom Detached Family Home, extended and significantly improved, situated within the ever popular village of Bracebridge Heath. The property offers beautifully presented accommodation comprising a Porch, welcoming Entrance Hall, Cloakroom/WC, a stylish Lounge featuring a log burning stove, separate Study and a truly impressive open plan Kitchen/Dining Room, ideal for modern family living and entertaining. To the First Floor, the landing leads to four well proportioned Double Bedrooms, the principal bedroom enjoying a contemporary En-suite Shower Room, along with a modern Family Bathroom. Externally, the property benefits from a block paved driveway providing ample off street parking, a single garage and a well maintained enclosed rear garden. Viewing of this exceptional home is highly recommended.





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

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

PORCH

HALL

With staircase to the first floor, wood effect flooring, spotlights and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls and tiled flooring.

LOUNGE

16' 9" x 14' 9" (5.12m x 4.51m) With double glazed window to the front aspect, two Velux windows, log burner, laminate flooring, spotlights and two radiators.

STUDY

9' 1" x 9' 1" (2.78m x 2.77m) With double glazed window to the front aspect, wood effect flooring and radiator.

KITCHEN/DINER

27' 9" x 11' 11" (8.47m x 3.64m) Kitchen fitted with a stylish range of wall and base units with work surfaces over, eye level electric oven, gas hob with extractor fan, integrated fridge freezer, spaces for washing machine and dishwasher, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks and flooring, spotlights, stylish tall radiator, double glazed window to the rear aspect and door to the side, dining area having built-in bookcase, two double glazed windows to the side aspect, double glazed French doors to the rear garden, tiled flooring and stylish tall radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

BEDROOM 1

12' 9" x 10' 6" (3.90m x 3.21m) With fitted wardrobes, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

12' 6" x 7' 9" (3.82m x 2.38m) With double glazed window to the rear aspect and radiator.





BEDROOM 3

9' 9" x 9' 4" (2.98m x 2.87m) With double glazed window to the front aspect and radiator.

BEDROOM 4

9' 8" x 8' 5" (2.95m x 2.57m) With double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of panelled bath with rainfall shower and glass shower screen, close couple WC, wash hand in a vanity unit with storage beneath, tiled walls, laminate flooring, spotlights, heated towel radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up-and-over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with decked and block paved seating areas, mature shrubs and flowerbeds.





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 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.

CW&H and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 Surveyor 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.

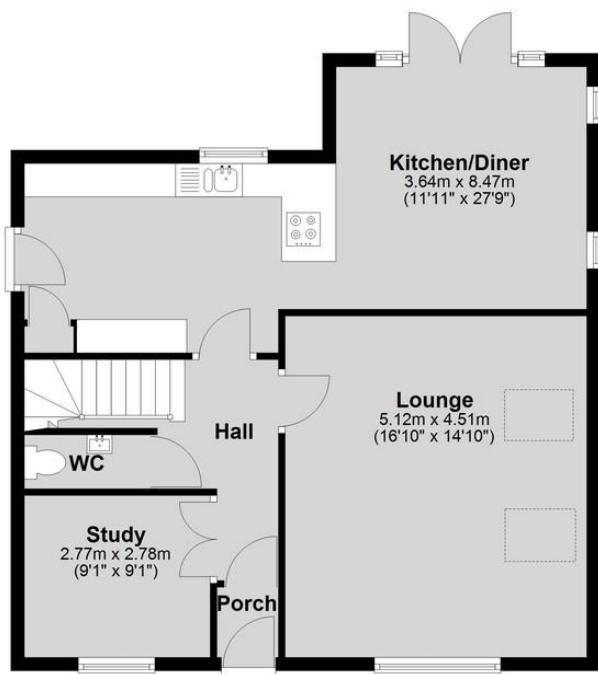
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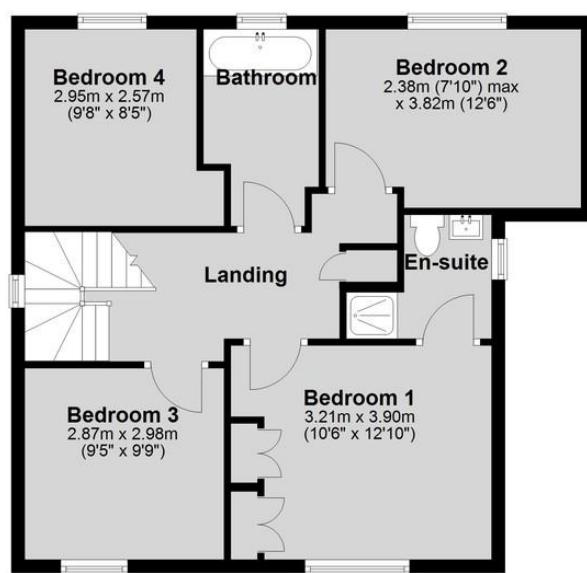
Ground Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



Total area: approx. 128.5 sq. metres (1383.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.