



Western Avenue
Lincoln

MOUNT & MINSTER

Western Avenue

Lincoln

- First floor apartment
- Two bedrooms
- Open plan kitchen/living room
- Bathroom
- Designated car parking space

INTRODUCTION

Two bedroom first floor apartment situated in the ever popular village of Bracebridge Heath. The apartment comprises of an open plan Kitchen/Living Room, 2 Bedrooms and Bathroom. The property has uPVC Double Glazing, Electrical Heating and this property also offers a Designated Parking Space

LOCATION

Bracebridge Heath is superbly located two miles south of the Cathedral City of Lincoln and lies at the junction of two major roads, the A15 to Sleaford and the A607 to Grantham. the property is within the catchment area of LSST school and is surrounded by local amenities including two supermarkets, post office, pharmacy, a public library, primary school, doctors surgery, numerous public houses, a fish and chip shop, a cricket club, hair salon, various takeaways, a active village hall and a sports and social club, with transport links to the City Centre.

ACCOMMODATION

Living Room

Wooden laminate flooring, wall mounted electric heater, uPVC double glazed French door to Juliet balcony, ceiling light.





Kitchen

Wooden laminate flooring, range of wall and base units, roll top work surfaces over, uPVC double glazed window, integrated appliances including washing machine, electric oven with hob above, extractor, stainless steel sink and drainer, ceiling light.

Bedroom one

Carpet, uPVC double glazed window, wall mounted electric heater, ceiling light.

Bedroom Two

Carpet, uPVC double glazed window, wall mounted electric heater, ceiling light.

Bathroom

Laminate effect lino flooring, uPVC double glazed window, airing cupboard housing hot water tank., bath with electric shower over, low level WC, pedestal wash hand basin, ceiling light.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: A

North Kesteven District Council

TENURE

Leasehold 250 years from 1st September 2003.
The current service charge is £102.72 a month

VIEWINGS

Strictly by prior arrangement with the Sole Agent.

PARTICULARS

Drafted following clients' instructions of February 2025.

ADDITIONAL INFORMATION

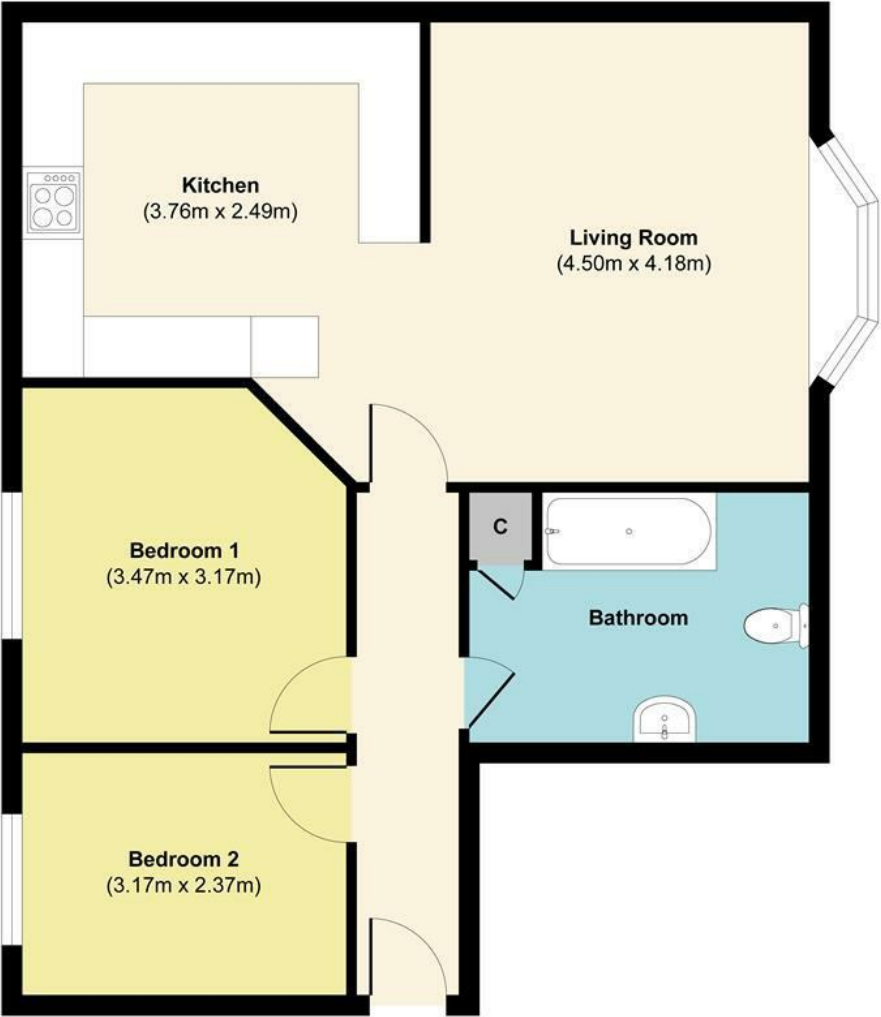
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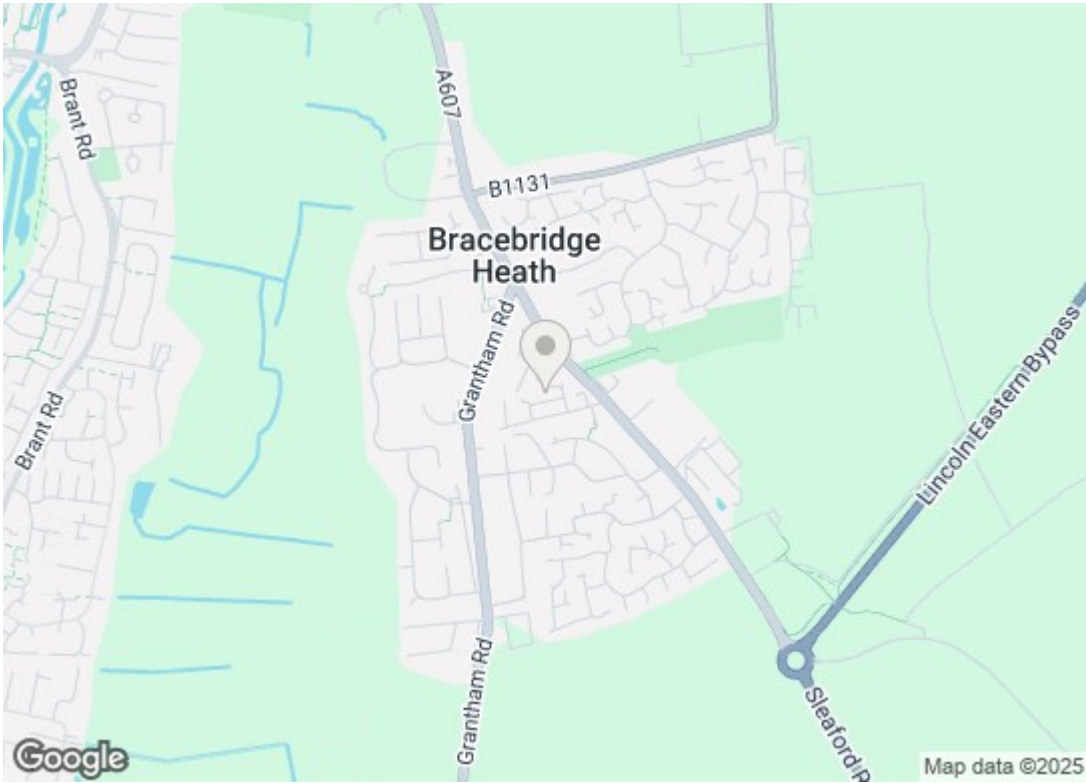



48 Western Avenue, Bracebridge Heath




Floor Plan

Approx. Gross Internal Floor Area 65.59 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	76
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	71
England & Wales		EU Directive 2002/91/EC 

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