



2 Perry Court  
Bracebridge Heath

MOUNT & MINSTER



A well positioned delightful spacious detached three bedroom bungalow.

- Delightful detached bungalow
  - Popular village location
    - Three bedrooms
      - Bathroom
        - En suite
    - Detached single garage
  - Electric gated access to driveway
    - Enclosed rear garden
      - Lounge
      - Garden room



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## INTRODUCTION

This delightful well presented detached bungalow offers light and spacious accommodation throughout and briefly comprises, entrance hall, lounge, kitchen diner, garden room, three bedrooms, en suite and family bathroom. Electric gates provide access to the block paved driveway and detached single garage.

## 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, an active village hall and a sports and social club, with transport links to the City Centre.

## ACCOMMODATION

### Entrance Hall

Laminate flooring, radiator, storage cupboard with shelving, recessed ceiling lights

### Bedroom one

Laminate flooring, radiator, uPVC double glazed window to rear, built in furniture including dressing table and double wardrobes, ceiling light.

### En suite

Fully tiled, wall mounted sink, wall mounted toilet, uPVC double glazed window to side, heated towel rail, shower cubicle with mains shower over, extractor, recessed ceiling lights.

### Bathroom

Fully tiled, uPVC double glazed window to side, airing cupboard housing boiler, bath with shower attachment over, pedestal wash hand basin, low level WC, wall mounted towel rail, recessed ceiling lights, extractor.

### Bedroom two

Laminate flooring, uPVC double glazed window to front, radiator, ceiling light, radiator, built in dressing table and wardrobe.

### Bedroom three

Laminate flooring, uPVC double glazed window to rear, ceiling light, radiator.





### **Living room**

Laminate flooring, two uPVC double glazed window to the front, radiator, recessed ceiling lights, stone mantle and hearth with gas fire.

### **Kitchen**

Tiled flooring, range of wall and base units with roll top work surfaces over, washer/dryer, dishwasher, built in NEFF double oven, NEFF four ring gas hob, extractor, stainless steel sink and drainer, integrated fridge freezer, uPVC double glazed window to side, radiator, recessed ceiling lights.

### **Garden room**

Tiled flooring, underfloor heating, uPVC double glazed French doors to side, uPVC double glazed windows to side and rear, velux windows to roof space, electric blinds, wall mounted lights.

### **OUTSIDE**

To the front the garden is primarily laid to lawn with mature shrubs, electric gates provide access to the block pave driveway providing ample off road parking and providing access to the detached single garage. The garage has power and light, an electric roller door, along with a side pedestrian access door.

To the rear a paved patio can be accessed via the garden room and runs to the rear of the property, providing an ideal spot for alfresco dining and entertaining. The garden is primarily laid to lawn with mature planted shrubs and beds.

### **METHOD OF SALE**

Freehold with vacant possession on completion.

### **TENURE**

Freehold with vacant possession upon completion.

### **ENERGY PERFORMANCE CERTIFICATE**

Rating: C

### **COUNCIL TAX BAND**

Band: D  
North Kesteven District Council

### **SERVICES**

Mains electricity, gas, water and drainage.

### **VIEWINGS**

By prior arrangement with the Agents (01522 716204).



**PARTICULARS**

Drafted following clients' instructions of March 2025.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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**BUYER INDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



## Ground Floor

Approx. 140.2 sq. metres (1509.2 sq. feet)



Total area: approx. 140.2 sq. metres (1509.2 sq. feet)

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