



28 The Crescent
Bracebridge Heath, Lincoln

BROWN & CO JH Walter



28 The Crescent, Bracebridge Heath, Lincoln

A three bedroom detached bungalow situated in a generous corner plot within a well established residential area. The property will benefit from a scheme of modernisation and is offered with vacant possession and no onward chain.



ACCOMMODATION

Conservatory

Brick and UPVC construction with flat roof, built-in radiator with cover, double glazed door to;

Hallway

With loft access with loft ladder and fully boarded, airing cupboard housing Baxi boiler, single radiator with cover, further storage cupboard and door to;

Lounge

Double glazed bay window to side elevation and double glazed picture window through to conservatory, electric fire, double radiator.

Kitchen

Double glazed casement window and door to utility, fitted wall and base units with one and a half bowl drainer sink, space and plumbing for dishwasher and under counter fridge/freezer, built-in oven, four ring gas hob with extractor over, breakfast bar, part tiled walls, single radiator.

Utility

Double glazed picture window to rear elevation and double glazed door to side elevation, fitted base unit with stainless steel drainer sink, space & plumbing for washing machine, door to;

WC

Double glazed casement window to rear elevation, mid flush WC, radiator,

Storeroom

With fitted worktop and shelving, door to side elevation.

Bedroom One

Double glazed casement window to side elevation, radiator.

Bedroom Two

Double glazed casement window to side elevation, single radiator, built-in wardrobes.

Bedroom Three

Double glazed casement window to conservatory, radiator with cover.

Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising shower cubicle, pedestal wash basin, mid WC, heated towel rail, part tiled walls, wall mounted fan heater.

Outside

Property sets in a generous plot with off street parking, garage with remote control swinging doors, garden shed, patio and gravel area to the side elevation. The front elevation offers a large gravel driveway which sweeps around to a low maintenance gravel beds with a small lawn area and covered arbour. There's also a further lean to timber garage/workshop area.

Services

We understand the property of mains water, gas, electric and main sewer connections.

Tenure & Possession

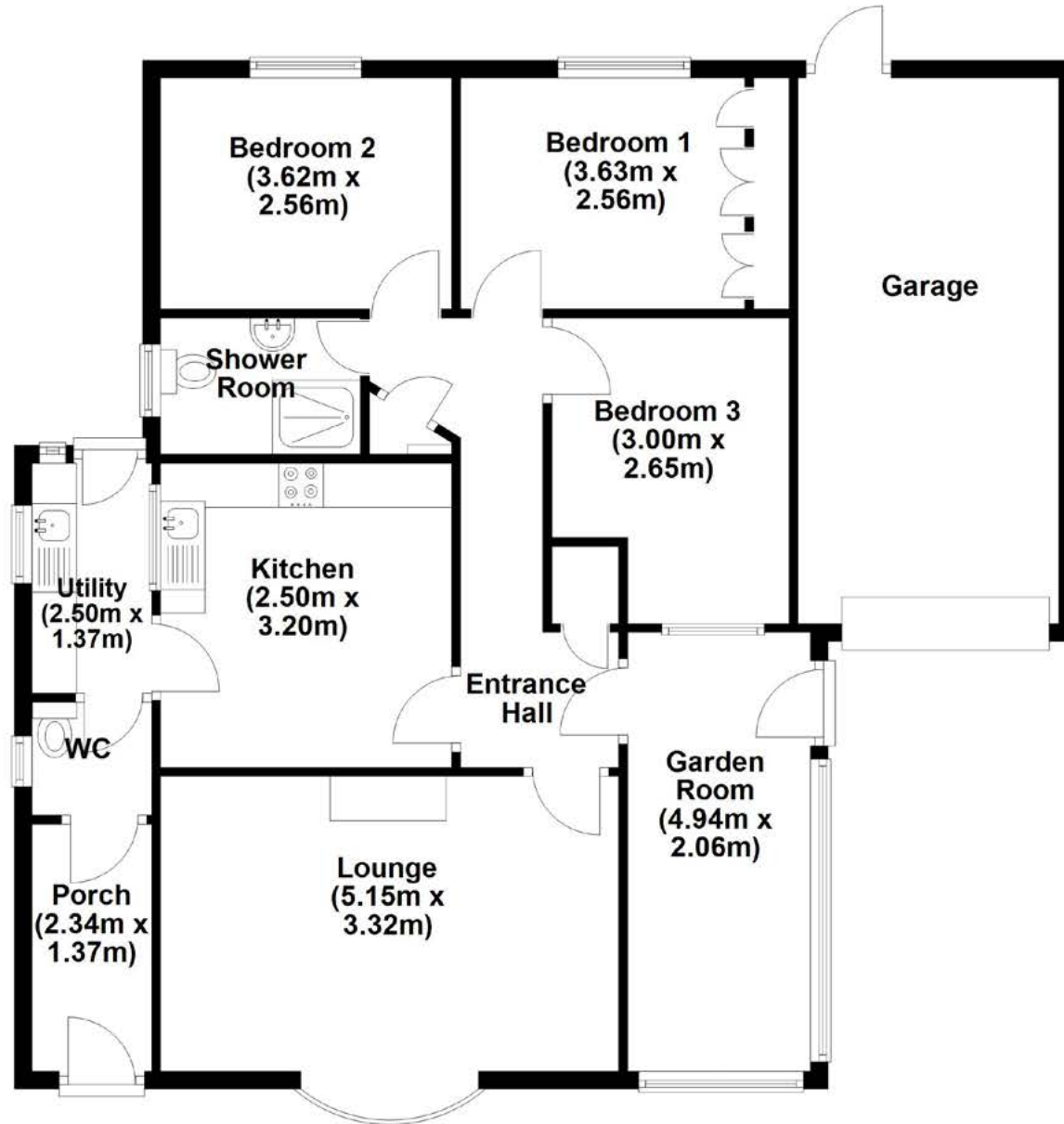
Freehold and for sale by private treaty.

Council Tax

Band B

Ground Floor

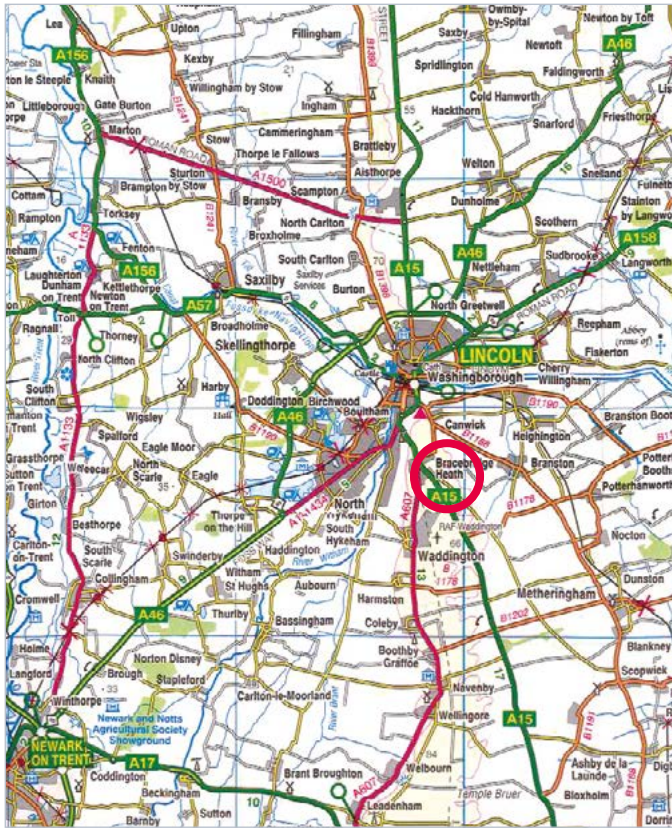
Approx. 109.8 sq. metres (1181.8 sq. feet)



Total area: approx. 109.8 sq. metres (1181.8 sq. feet)







Energy performance certificate (EPC)																																			
29 The Crescent Bracebridge Heath LINCOLN LN4 2NP	Energy rating	Valid until: 26 March 2035																																	
	D	Certificate number: 8535-4327-7400-0306-8226																																	
Property type		Detached bungalow																																	
Total floor area		87 square metres																																	
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be C.																																			
See how to improve this property's energy efficiency .																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>64 D</td> <td>80 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	64 D	80 C	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>	
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Directions - LN4 2NP
Follow the A15 until you reach Bracebridge Heath and then turn left onto The Crescent where the property can be found on the corner of Broadway and The Crescent.

<https://what3words.com/initiated.ironic.envelope>

Buyer identity check
Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent
James Mulhall
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