



- Detached 3 Bedroom Bungalow
- Lounge
- Kitchen & Dining Area
- Conservatory
- Two Bathrooms
- Enclosed Garden
- Garage & Driveway Parking For 2/3 Vehicles
- Popular Village Location

Jensen Road, Bracebridge Heath, LN4 2QU,
£280,000





Starkey&Brown are delighted to offer for sale this 3 bedroom detached bungalow situated in the popular village of Bracebridge Heath. Accommodation briefly comprises entrance porch, entrance hallway, lounge, kitchen, dining room, office, conservatory, bathroom, bedroom 1 and 2 to the ground floor. Rising to the first floor there is additional bathroom and bedroom 3. To the rear of the property there is mature shrubs and trees with views of countryside and beyond. To the front of the property there is a gravelled driveway with parking for 2/3 vehicles and access to a single garage. Bracebridge Heath is well regarded due local village amenities these include Co-op foodstore, pharmacy, Tesco Express, 2 public houses, takeaways, schooling at primary level and a regular bus service to and from the city of Lincoln. To arrange a viewing contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Porch

Entrance Hallway

Door leading into:

Lounge

15' 1" x 11' 1" (4.59m x 3.38m)

Having uPVC double glazed window to the front of the property, uPVC double glazed window to the side aspect, fireplace, radiator and eaves storage.

Bedroom 1

11' 1" x 11' 11" (3.38m x 3.63m)

Having uPVC double glazed window to front aspect, fitted storage and radiator.

Kitchen

7' 5" x 13' 1" (2.26m x 3.98m)

Having base and eye level units, fitted cooker with extractor hood over, sink and drainer unit, dishwasher, gas combination boiler, tiled flooring and uPVC double glazed window to the side aspect. Archway leading into:

Dining Area

7' 5" x 8' 10" (2.26m x 2.69m)

Having uPVC double glazed door leading to rear aspect.

Downstairs Bathroom

5' 9" x 9' 1" (1.75m x 2.77m)

Having a corner shower, low level WC, sink, worktop, tiled flooring, tiled walls and uPVC double glazed obscured window to rear aspect.

Bedroom 2

14' 2" x 9' 1" (4.31m x 2.77m)

Currently being used as a living space. Having door leading to conservatory and sliding door to office.

Office

6' 5" x 9' 3" (1.95m x 2.82m)

Having window to the rear aspect, tiled flooring, fitted storage on both side of the walls and built-in desk beneath the window.

Conservatory

13' 6" x 15' 10" (4.11m x 4.82m)

Being of uPVC construction with brick built base, French doors leading to garden and tiled flooring.

First Floor Landing

Bedroom 3

18' 8" x 9' 1" (5.69m x 2.77m)

Having Velux window with views to countryside, fitted storage to eaves and radiator.

Bathroom

8' 7" x 9' 1" (2.61m x 2.77m)

Having uPVC double glazed obscured window to side aspect, corner bath, low level WC, sink, worktops and cupboards beneath.

Outside Rear

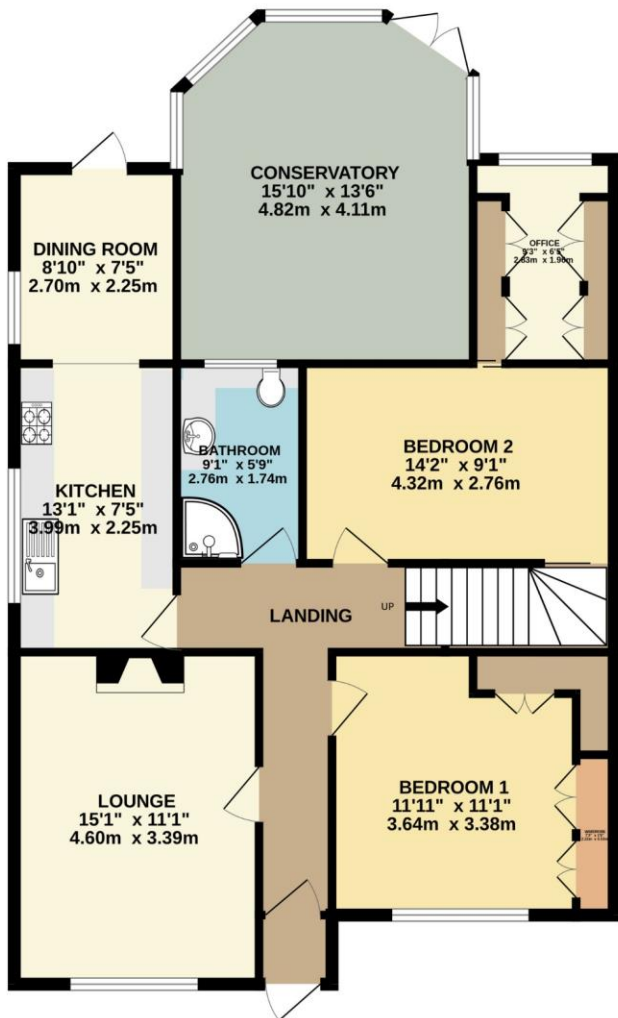
To the rear of the property there is a circular patio, mature shrubs and trees and is mainly laid to lawn. With views over countryside and beyond.

Outside Front

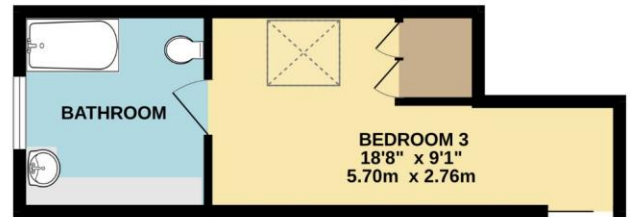
To the front of the property there is gravelled driveway with parking for 2/3 vehicles. Access to a single garage.



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE