



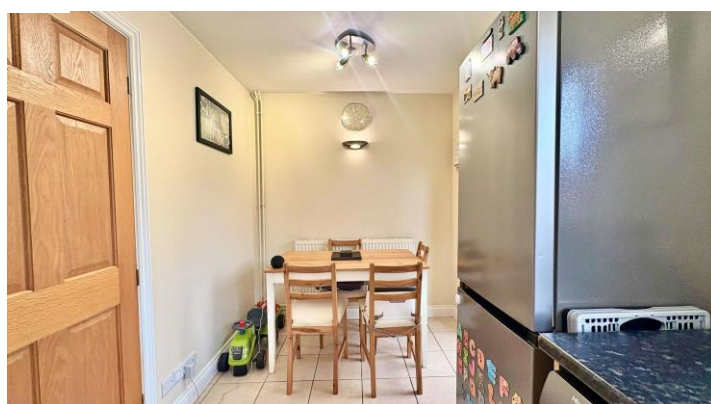
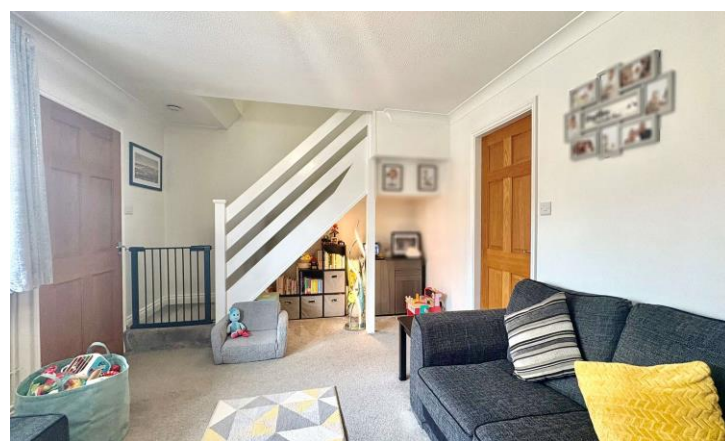
- Semi-Detached House
- Well-Presented Throughout
- Generous Conservatory
- Enclosed Rear Garden
- Two Bedrooms
- Kitchen/Diner
- Driveway For Two Vehicles
- Close To Local Amenities

Sycamore Grove, Bracebridge Heath, LN4 2RD  
£183,500





Starkey&Brown is delighted to offer for sale this two bedroom semi-detached property positioned on Sycamore Grove within the popular area of Bracebridge Heath. The property offers spacious living throughout and makes it an ideal purchase for first time buyers, people looking to downsize or investors. Accommodation comprises an entrance porch leading to a bright and comfortable living room featuring a box bay window to the front aspect and a kitchen diner overlooking the rear garden. A conservatory to the rear aspect - offering additional living space with patio doors leading to the rear garden. Rising to the first floor there are two bedrooms, with the master bedroom benefitting from a storage cupboard. Completing the first floor there is a three-piece bathroom suite. Further benefits of the property includes gas central heating and uPVC double-glazing throughout. Externally the property has a lawned rear garden with patio area and creates a pleasant outdoor space for relaxing and entertaining. To the front of the property there is a block paved driveway providing off street parking for two vehicles. Bracebridge Heath is highly regarded due to great amenities nearby this includes schooling, a doctors surgery, public houses, Co-op food store, post office, shops and a regular bus route to Lincoln city centre. Council tax band: B. Freehold.



## uPVC door leading into:

### Porch

Further internal door leading to:

### Lounge

15' 2" max x 11' 0" (4.62m x 3.35m)

A box bay window to the front aspect, a coved ceiling, a radiator, carpeted, and a staircase rising to the first floor. Access to:

### Kitchen Diner

15' 2" x 6' 10" (4.62m x 2.08m)

A range of wall and base units with countertops, a stainless steel sink with mixer tap, a wall-mounted boiler (installed 2021 and serviced annually), space and plumbing for a washing machine, space for a fridge freezer, a 4-ring electric hob with an overhead extractor fan, an integrated electric oven, tiled splashback, tiled flooring, a radiator, and a uPVC double-glazed door to the rear aspect. Access to:

### Conservatory

7' 0" x 14' 5" (2.13m x 4.39m)

Birch and uPVC construction, uPVC double-glazed windows to the rear, French doors to the rear, and tiled flooring.

### First Floor Landing

Carpeted and loft access.

### Bedroom 1

12' 5" max x 10' 1" (3.78m x 3.07m)

Two uPVC double-glazed windows to the front aspect, a radiator, a recess for a wardrobe, and built-in storage.

### Bedroom 2

7' 10" x 7' 10" (2.39m x 2.39m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and carpeted.

### Bathroom

Three-piece suite comprising panelled bath with overhead shower, a low-level WC, a wash hand basin, tiled walls, laminate flooring, a frosted double-glazed window to the rear aspect, a chrome radiator towel rail, and an extractor fan.

### Outside Front

To the front of the property, there is a block-paved driveway providing off-street parking for two vehicles

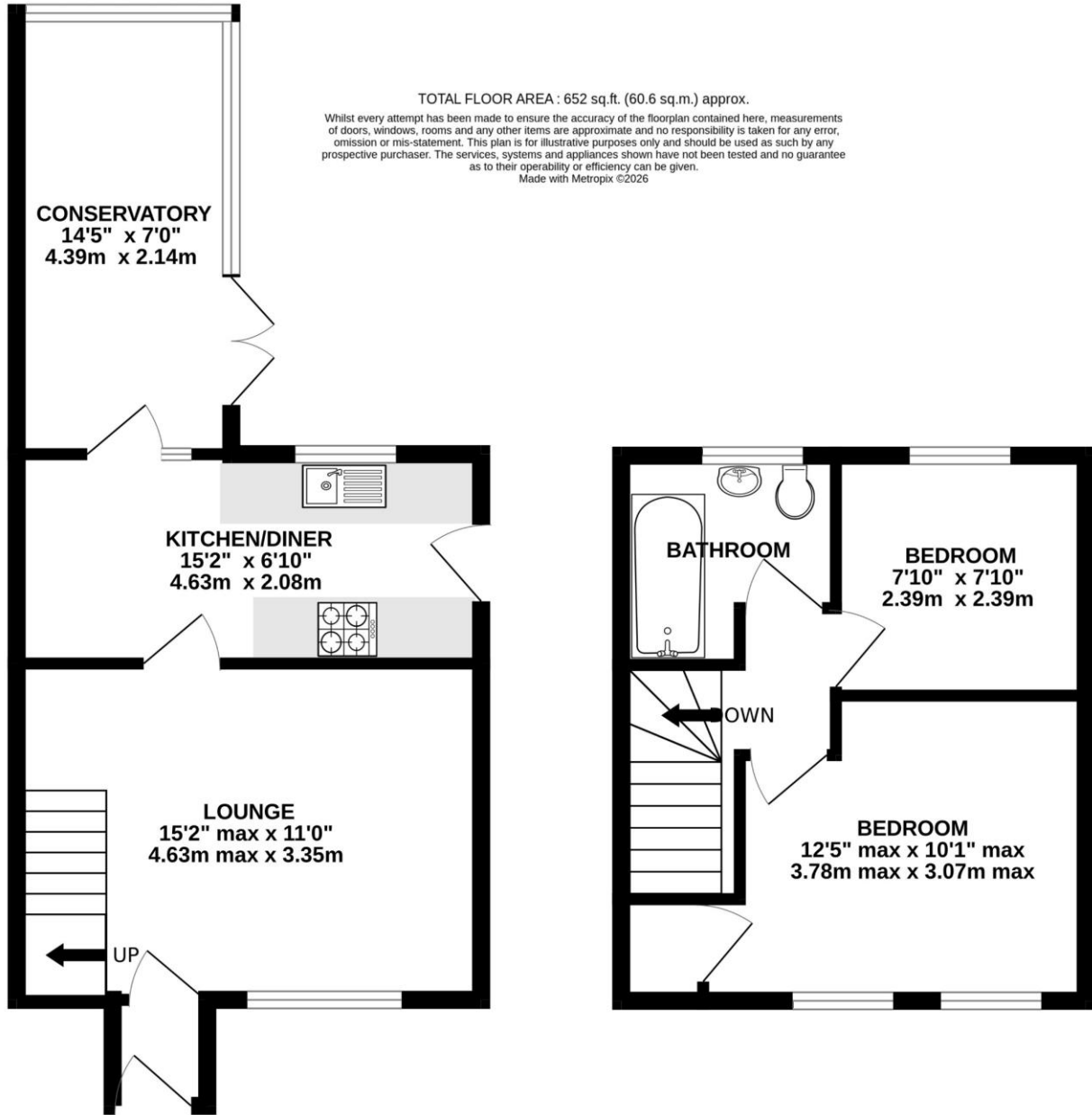
### Outside Rear

Lawned rear garden with patio area, great outdoor space for relaxing and entertaining.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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.  
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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.

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