



## 4 Godber Drive

Bracebridge Heath, Lincoln, LN4 2LN

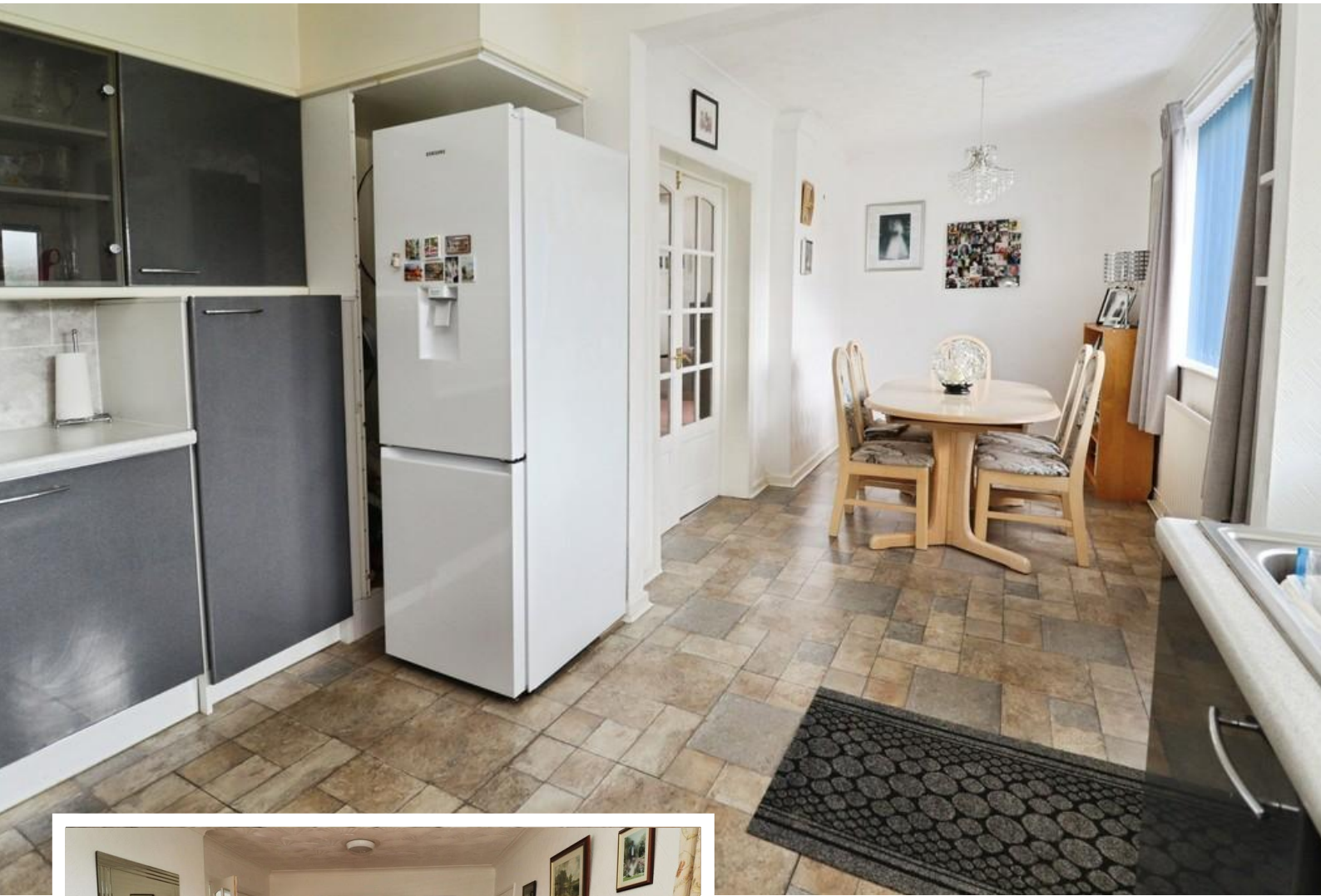


Book a Viewing!

**£250,000**

Situated in the desirable village of Bracebridge Heath, just south of the historic Cathedral city of Lincoln, this well-presented three bedroom detached bungalow offers spacious and versatile living throughout. The accommodation begins with a welcoming entrance hallway leading into a comfortable lounge. The property also features a well-appointed kitchen, open to a dining room ideal for entertaining and a conservatory that overlooks the rear garden. There are three generously sized bedrooms, all offering ample space and flexibility, along with a stylish four piece family bathroom finished to a high standard. Externally, the property benefits from a neatly maintained lawned garden to the front. A side driveway provides off street parking for multiple vehicles and leads to a single garage. To the rear, the garden offers a private and tranquil retreat, predominantly laid to lawn and enhanced by vibrant, well-stocked borders and a patio seating area - perfect for relaxing or entertaining. Viewing is highly recommended. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, take aways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE HALL

With radiator.

### LOUNGE

17' 9" x 11' 11" (5.43m x 3.65m) With double glazed window to the front aspect, sliding patio door to the conservatory, gas fire set within a decorative fire surround and radiator.

### CONSERVATORY

16' 0" x 8' 3" (4.90m x 2.52m) With double glazed French doors to the rear garden tiled flooring and radiator.



### KITCHEN

11' 5" x 10' 1" (3.50m x 3.09m) Fitted with a range of wall and base units with work surfaces over, spaces for fridge freezer, cooker, dishwasher and washing machine, tiled splashbacks, stainless steel sink with side drainer and mixer tap over, double glazed window to the rear aspect and door to the garden.

### DINING ROOM

10' 9" x 7' 5" (3.28m x 2.27m) With double glazed window to the rear aspect and radiator.

### BEDROOM 1

14' 4" x 10' 10" (4.39m x 3.32m) With double glazed window to the side aspect and radiator.



### BEDROOM 2

11' 6" x 10' 1" (3.53m x 3.08m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

10' 1" x 7' 10" (3.09m x 2.40m) With double glazed window to the side aspect and radiator.

### BATHROOM

7' 8" x 7' 0" (2.35m x 2.14m) Fitted with a stylish four piece suite comprising of panelled bath, walk-in shower cubicle, wash hand basin and close coupled WC, tiled walls and flooring, underfloor heating, chrome towel radiator, spotlights and double glazed window to the side aspect.



### OUTSIDE

To the front of the property there is a lawned garden behind low level wall with inset shrubs and a side driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front and personnel door to the side. To the rear of the property there is an enclosed garden, mainly laid to lawn patio seating area, mature shrubs and well-stocked borders.



**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

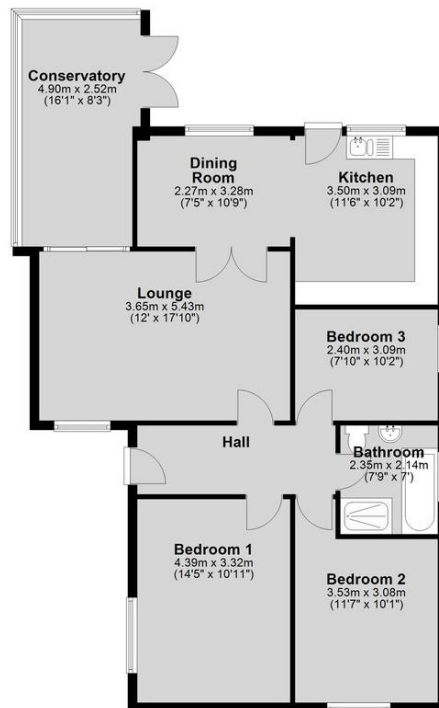
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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**Ground Floor**

Approx. 98.8 sq. metres (1063.8 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

