



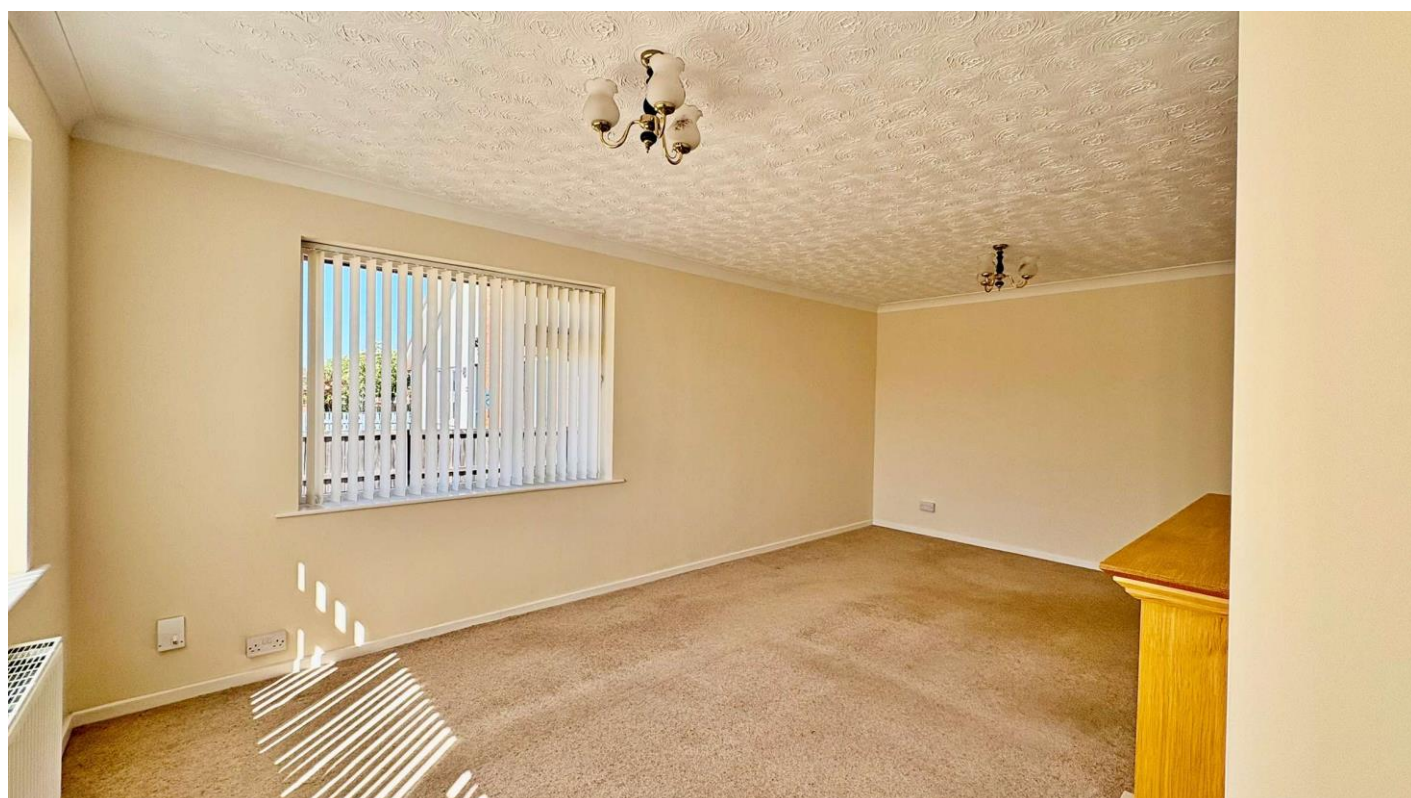
- Detached Bungalow
- Spacious Throughout
- Detached Single Garage
- Sold With No Onward Chain
- Three Bedrooms
- Fully Fitted Kitchen
- Generous Rear Garden
- Sought After Location

Bentley Drive, Bracebridge Heath, LN4 2QW  
Guide Price £255,000 - £265,000





**SOLD WITH NO ONWARD CHAIN!** Starkey&Brown is delighted to present this three-bedroom detached bungalow positioned on Bentley Drive within the popular area of Bracebridge Heath. Accommodation briefly comprises a welcoming entrance hall, a generous living room, a fitted kitchen with integrated appliances, a separate WC, a bathroom, and three bedrooms. Further benefits of the property include gas central heating, along with full double-glazing. The property was rewired, and a new central heating system was installed approximately 6 years ago. Externally, the property has a concrete driveway that extends to the side of the property, providing ample off-street parking and a garage. To the rear of the property, there is a generous private garden, mostly laid to lawn and non-overlooked. Creating a peaceful outdoor space. Bentley Drive is located within Bracebridge Heath, which offers a wide range of local amenities, including supermarkets, public houses, a doctor's surgery, schools, A15 to Sleaford and the A607 to Grantham, a regular bus service to Lincoln city centre, and easy access to Lincoln bypass. Council tax band: C. Freehold.



## uPVC composite door leading into:

### Porch

Further uPVC door leading into:

### Entrance Hall

Carpeted, a radiator, and access to:

### Living Room

19' 9" x 12' 6" (6.02m x 3.81m)

Having wooden double-glazed windows to the front and side aspects, carpeted, a radiator, a coved ceiling, and an electric fireplace.

### Kitchen

11' 10" x 10' 4" (3.60m x 3.15m)

Having a range of wall and base units with countertops, integrated fridge freezer, integrated dishwasher, integrated electric oven, integrated microwave, a ceramic sink with mixer tap, 4-ring induction hob with an overhead extractor fan, a double glazed window to the side aspect, laminate flooring, a radiator, LED lighting, space and plumbing for a washing machine, tiled splashback and a uPVC door leading into:

### Lobby

Having a uPVC door to the rear and a storage cupboard with a fuseboard.

### Bedroom 1

12' 8" x 11' 1" (3.86m x 3.38m)

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

### Bedroom 2

11' 1" x 10' 8" (3.38m x 3.25m)

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

### Bedroom 3

8' 2" x 8' 0" (2.49m x 2.44m)

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

### Bathroom

Panelled bath with an overhead shower, a wash hand basin with under storage, an airing cupboard housing the boiler (upgraded 6 years ago with full service history), laminate flooring, a double-glazed frosted window to the rear aspect, a chrome towel rail, tiled walls, an extractor fan, and LED lighting.

### Separate WC

Low-level WC, a double-glazed frosted window to the rear aspect, laminate flooring, and tiled walls.

### Outside Front

Brick wall, stone-laid area, driveway parking for multiple vehicles, which extends to the side of the property. Access to the garage.

### Garage

15' 8" x 9' 0" (4.77m x 2.74m)

Having an up and over door, full power, and electrics.

### Outside Rear

Fully fenced surround being mostly laid to lawn with a block paved seating area and a timber-built shed.

### Agents Note

The property was rewired, and a new central heating system was installed approximately 6 years ago.





**GROUND FLOOR**  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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