



**14 Norfolk Crescent,
Bracebridge Heath, LN4 2ST**



Book a Viewing!

£425,000

A substantial and extended Five Bedroom Detached Family Home offering immaculate and deceptively spacious living accommodation throughout. The ground floor comprises a welcoming entrance hall, generous lounge with a charming log burner, bright conservatory, high specification kitchen diner, utility room, cloakroom/WC, versatile family room and a cosy snug. To the first floor, the landing gives access to five well appointed bedrooms, including an impressive master suite with "his and hers" walk-in wardrobes and a luxurious five piece en-suite bathroom. Bedroom two also benefits from a walk-in wardrobe and stylish en-suite, whilst a modern shower room serves the remaining bedrooms. Externally, the property enjoys beautifully maintained front and rear gardens, there is a driveway providing ample off-street parking and a part garage/store. This exceptional family home must be viewed to fully appreciate the size, quality and versatility of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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, takeaways, 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

A welcoming entrance hall with staircase to the first floor, under stairs storage cupboard, tiled flooring, spotlights and two radiators.

LOUNGE

19' 5" x 11' 7" (5.94m x 3.55m) With double glazed bay window to the front aspect, double glazed French doors opening onto the rear garden, feature log burner, laminate flooring and two radiators.

KITCHEN/DINER

17' 3" x 16' 2" (5.28m x 4.93m) Fitted with a high specification range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated dishwasher, fridge freezer and wine cooler, tiled flooring, spotlights, double glazed windows to the side and rear aspects and double glazed French doors to the rear garden.

CONSERVATORY

11' 10" x 13' 4" (3.62m x 4.07m) With double glazed French doors opening onto the rear garden, spotlights and radiator.

UTILITY ROOM

6' 8" x 5' 2" (2.04m x 1.58m) Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator, tiled flooring and door to the garden.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the side aspect.

FAMILY ROOM

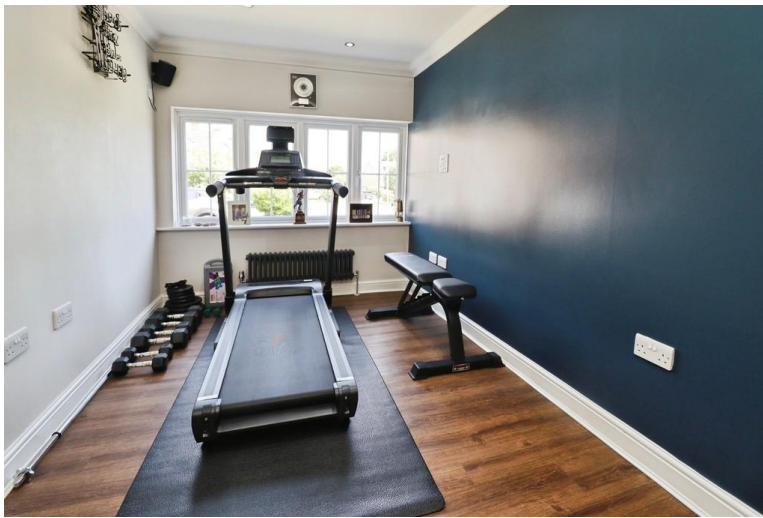
20' 2" x 18' 5" (6.15m x 5.62m) A versatile room with double glazed window to the side aspect, double glazed French doors to the rear garden, laminate flooring, spotlights and three radiators.

SNUG

10' 2" x 8' 0" (3.12m x 2.45m) With double glazed window to the front aspect, laminate flooring, spotlight and radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect, storage cupboard, airing cupboard, spotlights and two radiators.





BEDROOM 1

16' 5" x 14' 10" (5.02m x 4.53m) With two double glazed windows to the side aspect and two radiators.

WALK-IN WARDROBE

With hanging space, shelving and radiator.

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EN-SUITE BATHROOM

12' 3" x 6' 10" (3.75m x 2.09m) Fitted with a stylish five piece suite comprising of jacuzzi bath, shower cubicle, close coupled WC and twin wash hand basins, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.



BEDROOM 2

11' 9" x 10' 10" (3.60m x 3.31m) With double glazed window to the rear aspect and radiator.

WALK-IN WARDROBE

With hanging space, shelving and radiator.

EN-SUITE SHOWER ROOM

7' 3" x 5' 7" (2.21m x 1.71m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, chrome towel radiator, tiled flooring and spotlights.



BEDROOM 3

11' 6" x 9' 1" (3.52m x 2.78m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 4

9' 0" x 7' 9" (2.75m x 2.38m) With double glazed window to the rear aspect and radiator.

BEDROOM 5

9' 1" x 7' 1" (2.78m x 2.18m) With double glazed window to the rear aspect and radiator.

FAMILY SHOWER ROOM

7' 6" x 7' 5" (2.30m x 2.27m) Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled flooring and splashbacks, spotlights and double glazed window to the front aspect.





OUTSIDE
 The property sits on a pleasant plot at the end of a cul de sac. To the front there is a lawned garden and driveway providing ample off-street parking for multiple vehicles and access to the part garage/store. To the rear of the property there is an enclosed garden laid mainly to lawn with flowerbeds with decked and patio seating areas.

WEBSITE
 Our detailed website shows 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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
 Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson 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 and J Walter 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.

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Mundys Financial Services 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.

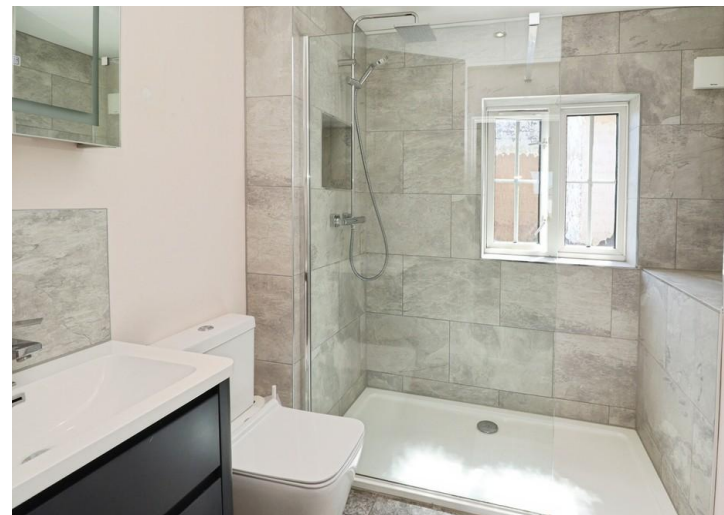
GETTING A MORTGAGE
 We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- 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
 If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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Total area: approx. 229.5 sq. metres (2470.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.



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