



- Three Double Bedrooms
- Two Reception Rooms
- Modern Bathroom Suite
- Parking Available On Street

- Contemporary Kitchen
- Well Presented Throughout
- Sold With No Onward Chain
- Call Today To View

Grantham Road, Bracebridge Heath, LN4 2LE
£185,000





NO ONWARD CHAIN! WELL PRESENTED THROUGHOUT! Starkey&Brown are delighted to offer for sale this beautifully presented three-bedroom mid-terraced property, ideally positioned on Grantham Road within the popular village of Bracebridge Heath. Being sold with the benefit of no onward chain, this attractive home offers well-presented living accommodation throughout and would make an excellent purchase for first-time buyers, young families or those looking for a property ready to move straight into. The accommodation briefly comprises an entrance leading into a generous living room to the front aspect, providing a comfortable principal reception space. From here, the property flows through into a separate dining room, which in turn leads seamlessly into the modern kitchen, having been thoughtfully upgraded by the current owners to provide a contemporary and practical space. There is also a useful utility area along with a downstairs bathroom positioned to the rear of the property. To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from useful built-in wardrobe space, providing excellent additional storage. Alongside, two further generous bedrooms. Externally, the property boasts a generous and particularly long rear garden, predominantly laid to lawn and offering plenty of space for children, entertaining or simply enjoying the outdoors. A patio seating area provides an ideal spot for outdoor dining and relaxation, with the garden also enjoying a pleasant amount of sunlight. To the front of the property, there is nearby on-street parking available. Further benefits include gas central heating and full uPVC double glazing throughout. The property is ideally located within Bracebridge Heath, a popular and well-established village just south of Lincoln, offering a fantastic range of local amenities including shops, supermarkets, schools, a doctor's surgery, pharmacy and other everyday facilities. There are excellent transport links into Lincoln city centre and surrounding areas, making the location particularly convenient for commuters. Council tax band: A. Freehold.



uPVC door to side aspect leading to:

Hall

Having a staircase to the first floor and access to:

Living Room

12' 10" x 11' 4" (3.91m x 3.45m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a coved ceiling, above storage cupboard, fireplace (capped off) with mantle and a radiator.

Dining Room

12' 7" x 11' 3" (3.83m x 3.43m)

Having a uPVC double-glazed window to the rear aspect, laminate flooring, a radiator and an understairs storage cupboard.

Kitchen

11' 4" x 7' 1" (3.45m x 2.16m)

Fitted in 2022. Having a range of matching wall and base units with countertops, quartz sink with mixer tap, 4-ring induction hob, built-in electric oven, a uPVC double-glazed window to the side aspect, integral dishwasher, a uPVC door leading to the side, tiled splashback, laminate flooring and bin storage. Access to:

Utility

Space and plumbing for utility appliances, a boiler (fitted 2019), and a uPVC double-glazed window to the side.

Bathroom

Three-piece suite comprising low-level WC, wash hand basin with storage, extra-deep bath with overhead shower unit, laminate flooring, frosted double-glazed window to the side aspect and partially tiled walls.

First Floor Landing

Carpeted and access to bedrooms.

Bedroom 1

12' 7" x 11' 3" (3.83m x 3.43m)

Having a uPVC double-glazed window to the rear, carpeted, a radiator, and an overstairs wardrobe.

Bedroom 2

11' 7" x 7' 5" (3.53m x 2.26m)

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

Bedroom 3

9' 1" x 8' 4" (2.77m x 2.54m)

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

Outside Front

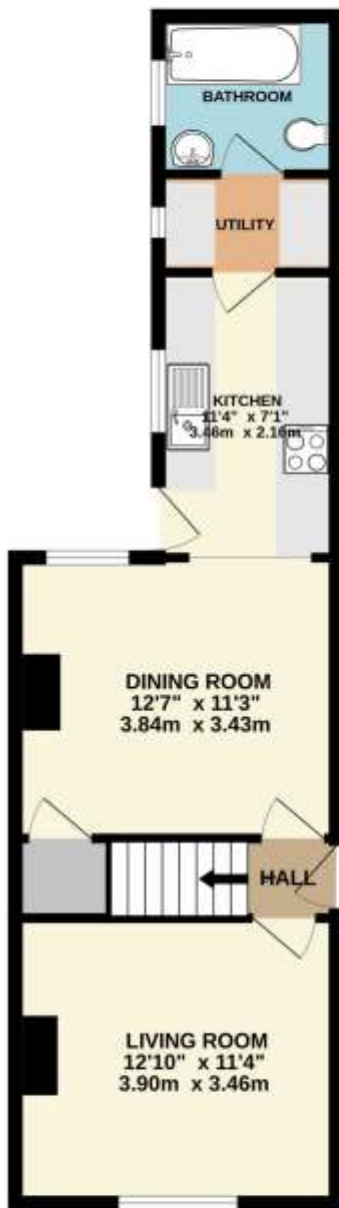
Shared alleyway, a small lawned area and on-street parking.

Outside Rear

Patio seating area, lawned area, fenced borders, and a timber-built shed. Gate access to the side of the property.



GROUND FLOOR
494 sq ft. (45.9 sq.m.) approx.



1ST FLOOR
389 sq ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq ft. (82.0 sq.m.) approx.

While 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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Important Information:

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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