



1 Home Close, Bracebridge Heath, LN4 2LP

Asking Price £245,000

- Three Bedroom Detached Bungalow
- Detached Garage and Driveway Parking
- Gas Central Heating
- EPC Rating B
- Large Lounge with separate Dining Room
- Level Access suitable for wheelchairs
- No Onward Chain
- Non Overlooked Rear Garden
- Solar Panels providing additional income
- Council Tax Band C

1 Home Close, Bracebridge Heath LN4 2LP

CORNER PLOT, Three Bedroom, Detached Bungalow, LARGE LOUNGE, Separate DINING ROOM, Detached GARAGE and DRIVEWAY providing Off Road PARKING, SOLAR PANELS, NO ONWARD CHAIN

Situated within Bracebridge Heath, this delightful detached bungalow on Home Close offers a perfect blend of comfort and convenience. Spanning an impressive 1,087 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those looking to downsize to a bungalow but not wanting compromise too much on space.

The property boasts a large entrance hall with doors leading to the bedrooms and bathroom and then through into the living accommodation to the rear of the property. The property benefits from a large lounge which leads into the dining area and onto the kitchen. With two patio doors leading to the rear garden the layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The bathroom is a generous size with a shower over the bath.



Council Tax Band: C



Entrance Hall

Enter through uPVC front door into a porch with further door leading into a large hallway with doors leading to the bedrooms, bathroom and lounge. With carpet, ceiling light fitting, radiator and loft access.

Lounge

11'9" x 17'10"

With feature fireplace surround with gas fire, double patio doors leading to the rear garden and window to the front of the property. Carpet flooring, ceiling light fitting, radiator and archway leading to the dining area.

Dining Room

11'0" x 6'9"

With double uPVC sliding patio door leading to the rear garden, Laminate flooring, ceiling light fitting, radiator and doorway into the kitchen.

Kitchen

10'9" x 10'0"

With a range of floor and wall fitted kitchen units with work surface over and tiled splashbacks. Tiled flooring and window overlooking the rear garden. With stainless steel sink with mixer tap over, gas hob and high level electric oven. The kitchen also benefits from ceiling spot light, radiator and wall mounted gas combi boiler.

Bedroom 1

14'4" x 11'1"

Bedroom 2

11'8" x 10'0"

Situated to the front of the property with carpet flooring, fitted double wardrobe, window to the front of the property, ceiling light fitting and radiator.

Bedroom 3

10'0" x 7'9"

Situated to the side of the property with carpet flooring, window to the side of the property, ceiling light fitting and radiator.

Bathroom

8'0" x 7'3"

With fully tiled walls and floor, fitted unit with WC and wash hand basin, panel bath with electric shower over and shower screen, frosted window and storage cupboard.

Detached Garage

16'6" x 8'10"

Detached single garage with metal up and over door and pedestrian door to the rear. With power and light.

Front Garden

To the front of the property is driveway parking for one vehicle alongside the garage and a pathway leading to the front door and also to a gate leading down the side of the property to the rear garden. With flower beds and a low level brick wall to the border and a variety of mature shrubs and plants.

Rear Garden

To the rear of the property is a non overlooked rear garden mainly laid to lawn with timber fencing to the boundary and flower beds with mature shrubs and plants. With a pathway to the front of the property and a patio area leading to a store area with a timber shed.

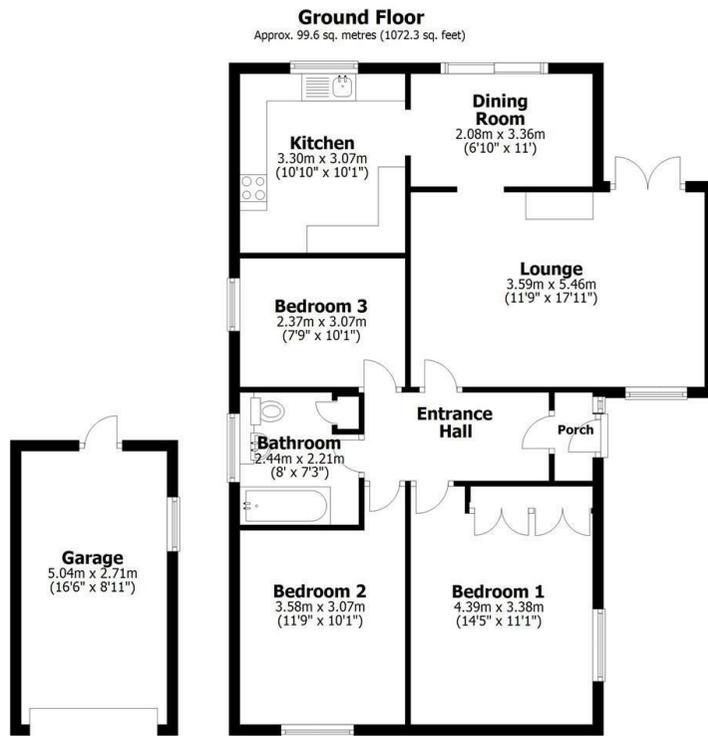
Services

Gas Central Heating
4KW Solar Panels (providing additional income)
uPVC Double Glazed windows throughout
All Mains Services

Council Tax Band C - North Kesteven
EPC Rating B

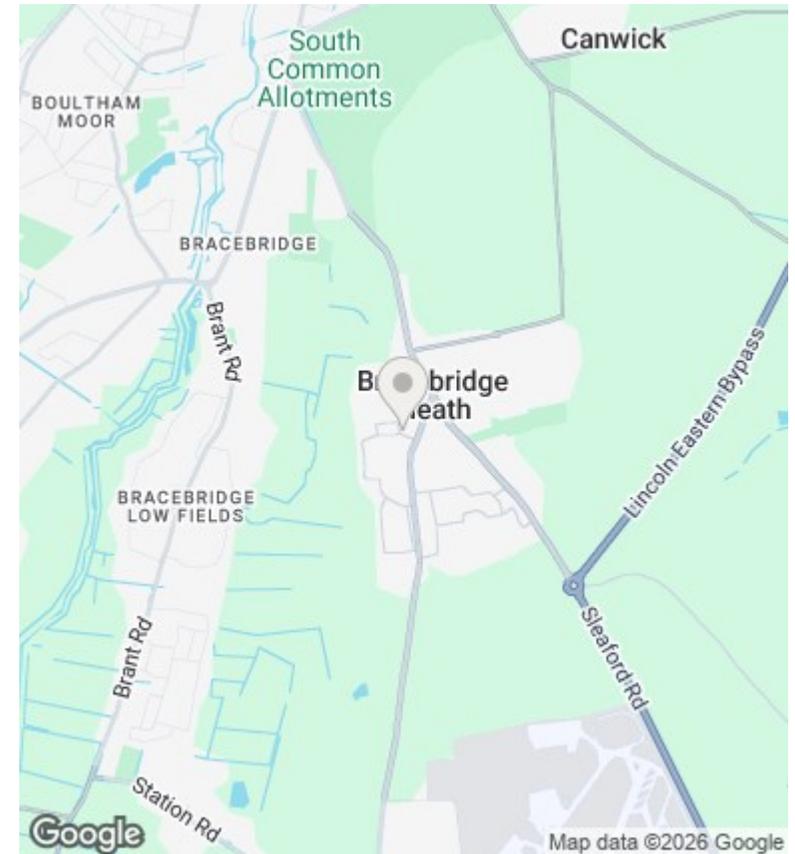






Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	