



## 8 Appian Way

Bracebridge Heath, Lincoln, LN4 2UP



Book a Viewing!

**£264,500**

A Modern 3 Bedroom Detached House, ideally situated within the highly sought after village of Bracebridge Heath, just to the South of the Cathedral City of Lincoln. The property offers well presented living accommodation comprising of an Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, First Floor Landing, 3 Bedrooms, Master with En-suite Shower Room, and Family Bathroom. The property has generous gardens to the front and rear, a driveway and an integral garage. Viewing is highly recommended. NO CHAIN.



**Appian Way, Bracebridge Heath, Lincoln, LN4 2UP**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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, 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

With staircase to the first floor, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

### LOUNGE

14' 6" x 12' 5" (4.42m x 3.79m) With double glazed bay window to the front aspect, electric fire set with decorative fire surround, laminate flooring and two radiators.



### DINING ROOM

11' 3" x 8' 0" (3.45m x 2.45m) With double glazed French doors to the garden, laminate flooring and radiator.

### KITCHEN/BREAKFAST ROOM

16' 2" x 11' 3" (4.95m x 3.45m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, stainless steel sink with side drainer and mixer tap, space for fridge, two radiators, tiled splashbacks, double glazed window to the rear aspect and double glazed French doors to the rear garden.

### UTILITY ROOM

With spaces for washing machine and tumble dryer, radiator and door to the side aspect.



### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

12' 0" x 9' 1" (3.68m x 2.78m) With double glazed window to the rear aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator and double glazed window to the side aspect.

### BEDROOM 2

11' 1" x 9' 1" (3.40m x 2.78m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

8' 9" x 6' 10" (2.68m x 2.09m) With double glazed window to the rear aspect and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator and double glazed window to the front aspect.



## OUTSIDE

To the front there is a lawned garden and a driveway providing off street parking and access to the garage. The garage has an up-and-over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area.

### 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](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

Sills & 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.

CMH, J Walter and Callum 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

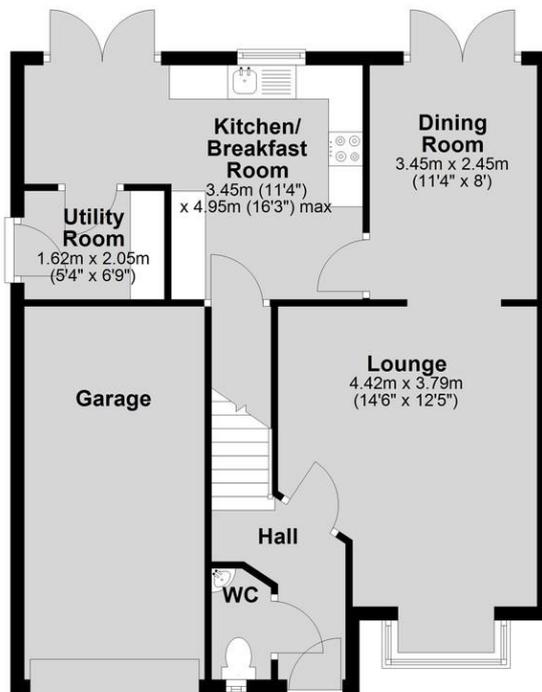
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

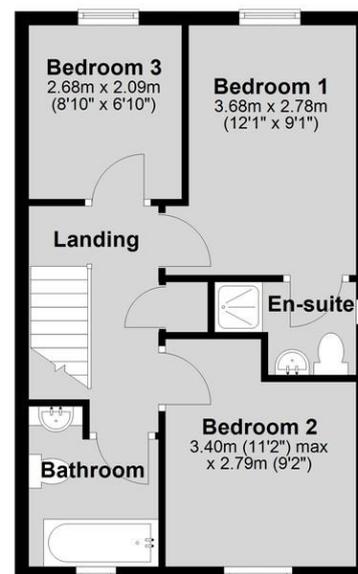
## Ground Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 104.1 sq. metres (1120.0 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.



[www.mundys.net](http://www.mundys.net)