



**33 Norwich Drive, Bracebridge Heath,
Lincoln, LN4 2TF**



Book a Viewing!

Offers Over £275,000

A modern Three Bedroom Detached Home, ideally positioned in a pleasant tucked away setting within the ever popular village of Bracebridge Heath. The property offers well presented and thoughtfully arranged accommodation comprising an entrance hall, lounge with access onto the rear garden, separate dining room, fitted kitchen, utility room and downstairs cloakroom/WC. To the first floor, the landing leads to three well appointed bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Outside, the property enjoys a driveway providing off-street parking, a single garage and a beautiful enclosed rear garden. Viewing is highly recommended.





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.

LOUNGE

14' 1" x 11' 7" (4.30m x 3.55m) With double glazed French doors opening onto the rear garden, laminate flooring and radiator.



DINING ROOM

10' 3" x 9' 0" (3.14m x 2.76m) With double glazed window to the rear aspect and radiator.

KITCHEN

10' 9" x 8' 7" (3.30m x 2.63m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan over, spaces for fridge and washing machine, tiled flooring and splashbacks, stainless steel 1½ bowl sink with side drainer and mixer tap over, radiator and double glazed window to the side aspect.

UTILITY ROOM

5' 7" x 5' 7" (1.72m x 1.72m) Fitted with base units with work surface over, stainless steel sink with side drainer and mixer tap, tiled flooring and splashbacks, radiator and door to the side.



CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard and radiator.

BEDROOM 1

10' 11" x 8' 11" (3.33m x 2.73m) With double glazed window to the side aspect, fitted wardrobe and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

BEDROOM 2

13' 10" x 8' 8" (4.24m x 2.65m) With double glazed window to the rear aspect, Velux window, fitted wardrobe and radiator.



BEDROOM 3

8' 0" x 7' 8" (2.46m x 2.36m) 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 pedestal wash hand basin, part tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property is a driveway providing off-street parking and access to the garage. The single garage has an up-and-over door to the front, side personnel door to a covered passage with outdoor sockets, light and power. A secure passageway leads to the rear garden. The enclosed rear garden is laid mainly to lawn with a patio seating area with pergola over, mature shrubs and flowerbeds. At the bottom of the garden is a Summer House with power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





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](https://www.mundys.net)

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 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 these 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

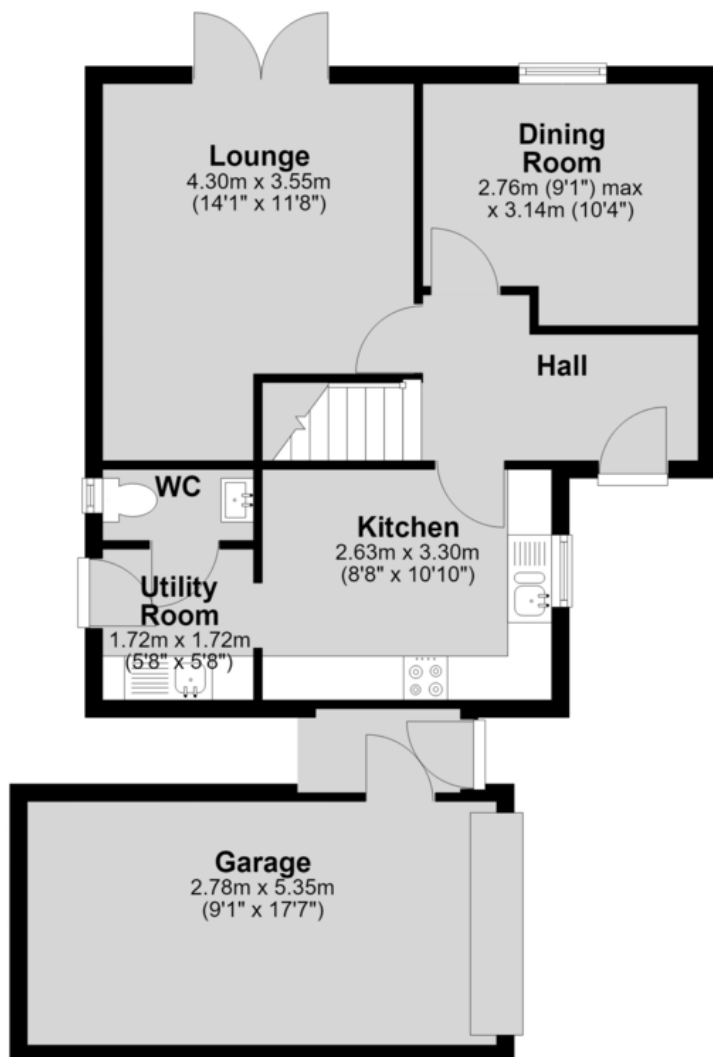
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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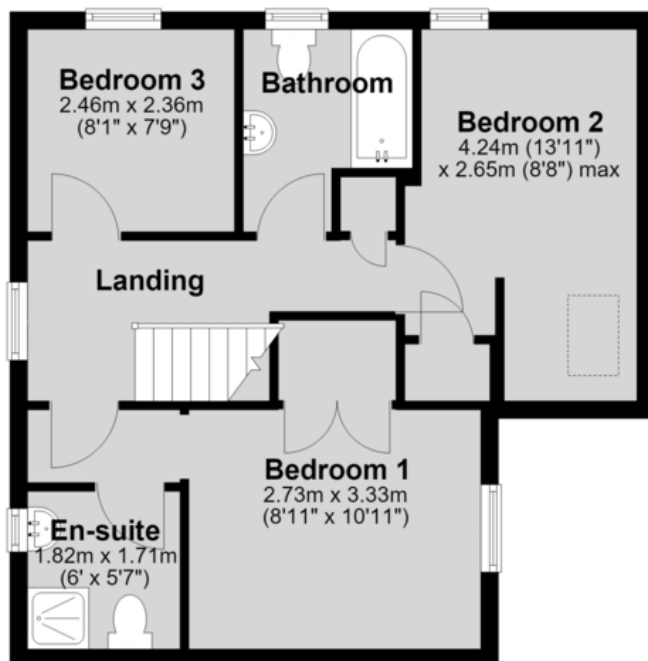
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)
(excluding Garage)



First Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



Total area: approx. 90.6 sq. metres (974.7 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 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.

