



## 52 Grantham Road

Bracebridge Heath, Lincoln, LN4 2LF



Book a Viewing!

### £180,000

A traditional two bedroom terraced cottage situated on a generous plot with an extensive garden in the popular village of Bracebridge Heath to the south of the Cathedral City of Lincoln. The property has immaculate accommodation comprising of Lounge, Dining Room, modern refitted Kitchen, Rear Lobby and a First Floor Landing leading to a Shower Room and two well appointed Bedrooms. The property has a courtyard front garden and a fantastic established rear garden. Viewing is essential to appreciate all this home has to offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – A.**

**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

### LOUNGE

13' 7" x 10' 7" (4.16m x 3.23m) With main entrance door and double glazed window to the front aspect, electric log burner, staircase to the first floor, laminate flooring and radiator.

### DINING ROOM

11' 8" x 10' 7" (3.57m x 3.25m) With electric log burner, storage cupboard, exposed floorboards and radiator.

### KITCHEN

12' 3" x 6' 9" (3.75m x 2.08m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap, spaces for cooker, washing machine, fridge freezer and slimline dishwasher, tiled flooring, splashbacks and two double glazed windows to the side and rear aspects.

### REAR PORCH

With exposed floorboards and door to the rear garden.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

10' 7" x 10' 9" (3.23m x 3.28m) With over stairs storage cupboard, fitted wardrobe, double glazed windows to the front aspect, spotlights and radiator.

### BEDROOM 2

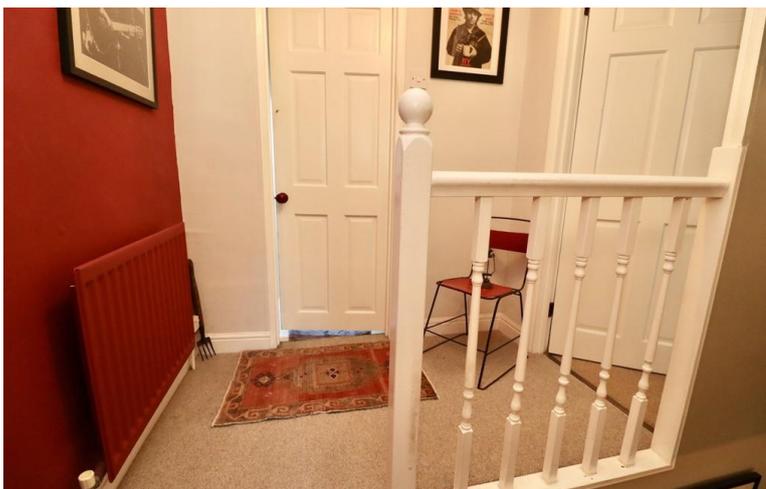
12' 11 (max)" x 7' 6" (3.94m x 2.29m) With fitted wardrobes, double glazed windows to the rear aspect, spotlights and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, airing cupboard housing the gas fired central heating boiler, tiled splashbacks and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is an enclosed courtyard garden. To the rear there is a long enclosed garden laid mainly to lawn with patio seating area, established borders and flowerbeds, brick built shed, greenhouse and garden shed.





**WEBSITE**

Our detailed website show 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, Briddle 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.

CWH, 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**

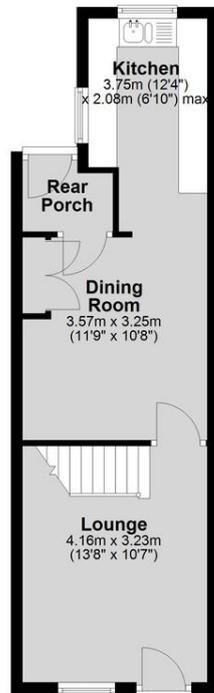
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a not verified.

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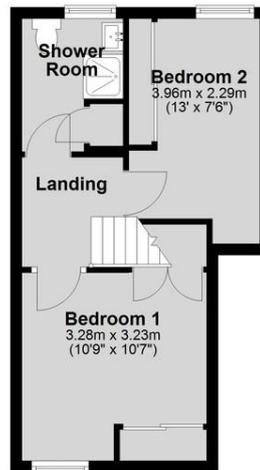
**Ground Floor**

Approx. 34.9 sq. metres (375.4 sq. feet)



**First Floor**

Approx. 28.9 sq. metres (310.8 sq. feet)



Total area: approx. 63.7 sq. metres (686.1 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.

