



## 6 Hillman Close

Bracebridge Heath, Lincoln, LN4 2QR



Book a Viewing!

**£265,000**

Positioned on a generous corner plot within a quiet cul-de-sac in the ever popular village of Bracebridge Heath, this attractive three bedroom detached bungalow offers spacious and well maintained accommodation, ideal for a variety of buyers. Located just to the south of the historic Cathedral City of Lincoln, the property benefits from a peaceful setting while remaining close to local amenities, transport links, and scenic countryside. The internal accommodation comprises of an entrance porch, hallway, a bright and spacious lounge/diner, a fitted kitchen, and a utility room. A further sitting room offers additional flexible living space. There are three well-proportioned bedrooms, a shower room, and a separate WC. Externally, the bungalow sits on a corner plot with gardens to the front, side, and rear, providing excellent outdoor space and a good degree of privacy. A driveway offers ample off street parking and leads to a detached single garage.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – D.

**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, take aways, 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.





#### PORCH

#### HALL

With radiator.

#### LOUNGE/DINER

19' 5" x 12' 7" (5.93m x 3.84m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace and two radiators.

#### KITCHEN

11' 8" x 10' 4" (3.56m x 3.15m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer, cooker and slimline dishwasher, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.



#### UTILITY ROOM

With space for washing machine, wall mounted gas fired central heating boiler, tiled flooring and door to the rear garden.

#### BEDROOM 1

12' 5" x 10' 11" (3.80m x 3.33m) With double glazed window to the front aspect, two double wardrobes, dressing table and radiator.

#### BEDROOM 2

10' 11" x 10' 8" (3.33m x 3.26m) With double glazed window to the side aspect and radiator.

#### BEDROOM 3

8' 0" x 7' 7" (2.44m x 2.33m) With double glazed window to the rear aspect and radiator.



#### SITTING ROOM

13' 7" x 11' 8" (4.15m x 3.58 m) With double glazed windows to the front, side and rear aspects and radiator.

#### SHOWER ROOM

With shower cubicle, wash hand basin in a vanity style unit, airing cupboard, tiled walls and flooring, radiator, spotlights and double glazed window to the rear aspect.

#### SEPARATE WC

With close coupled WC, tiled walls and flooring and double glazed window to the rear aspect.



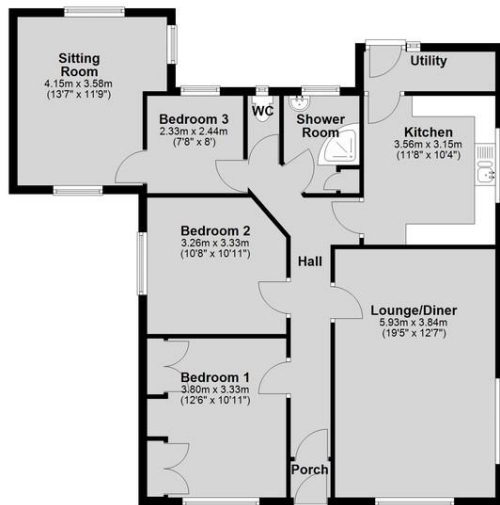
#### OUTSIDE

The property sits on a generous corner plot with gardens to the front, side and rear. To the front there is a lawned garden with established shrubs inset. To one side there is a lawned garden and to the other there is a long driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front and double glazed window to the side. To the rear of the property there is an enclosed garden laid mainly to lawn with block paved seating area and garden shed

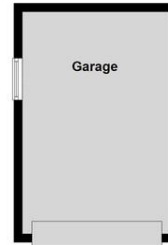


**Ground Floor**

Approx. 115.9 sq. metres (1247.8 sq. feet)



Total area: approx. 115.9 sq. metres (1247.8 sq. feet)



**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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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.

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.

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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 01 522 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 roughly 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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

