



- Ground Floor Flat
- Two Double Bedrooms
- Spacious Accommodation Throughout
- Close To Local Amenities
- Generous Private Garden (Not Shared)
- Well-Presented Throughout
- Perfect First Time Buy
- Call Today To View!

Grange Road, Bracebridge Heath, LN4 2PN
£130,000 - Leasehold





Starkey&Brown are delighted to offer this well-presented two-bedroom ground-floor apartment positioned on Grange Road in Bracebridge Heath. An ideal first-time buy, people looking to downsize, or investors. The property offers spacious accommodation and benefits from its own generous private rear garden - a rare feature for an apartment. Accommodation briefly comprises a spacious living room, a kitchen overlooking the rear garden, two double bedrooms, and a three-piece bathroom suite. Further benefits of the property include gas central heating and a boiler fitted approximately three years ago. Externally, the property enjoys a private, generous rear garden - solely for this property, providing excellent outdoor space for seating and relaxation. Grange Road is located in Bracebridge Heath, offering a range of local amenities including shops, Tesco Express, a doctor's surgery, a regular bus service to Lincoln city centre, along with easy access to nearby countryside walks. Council tax band: A. Leasehold.



uPVC composite door leading into:

Entrance Hall

Laminate flooring, coving, a radiator, a storage cupboard (old airing cupboard), and additional storage understairs from the flat above.

Living Room

14' 1" x 12' 11" (4.29m x 3.93m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, coving, and an electric fireplace.

Kitchen

9' 6" x 9' 6" (2.89m x 2.89m)

Having a range of base and wall units with countertops, a stainless steel sink with mixer tap, an electric oven, and a 4-ring electric hob with extractor fan, spacious for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler (3 years old and serviced and paid for by the council), partially tiled walls, tiled flooring, a uPVC composite door leading to the rear, uPVC double-glazed windows to the rear and the side and a radiator.

Bedroom 1

14' 1" x 13' 2" (4.29m x 4.01m)

Having a uPVC double-glazed window to the rear, laminate flooring, a radiator, coving, and a storage cupboard.

Bedroom 2

12' 11" x 9' 7" (3.93m x 2.92m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, and coving.

Bathroom

9' 6" x 5' 7" (2.89m x 1.70m)

Three-piece suite comprising a low-level WC, a panelled bath with overhead shower, a wash hand basin, vinyl flooring, a uPVC frosted window to the rear, tiled walls, an extractor fan and wall-mounted storage cupboard, and a radiator.

Outside Front

Shared access path. Lawned area with potential to add a driveway (subject to planning permissions).

Outside Rear

Mostly laid to lawn with decking and an additional patio area. Timber-built shed and a brick-built shed.

Agents Notes

This is a leasehold property. 125-year lease commenced in 1983. Please contact the office for more information.

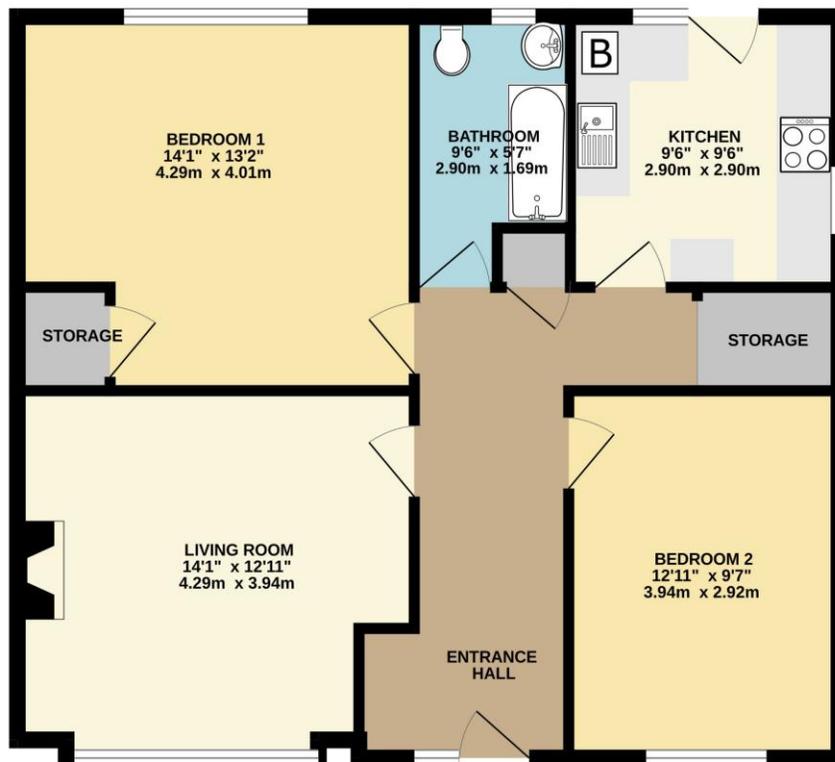
Agents Note 1

There is an annual charge of £100 annually. Ground rent of £10 annually. Managed by North Kesteven District Council. This includes annual service of the boiler and upkeep on the building and roads.





GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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