



Grosvenor Court,  
Bracebridge



**£179,950**

- Modern Semi-Detached
- Three Bedrooms
- Open Plan Living
- Upstairs Bathroom and Downstairs WC
- Gas Central Heating & uPVC Double Glazing
- No Onward Chain
- Tenure: Freehold
- EPC Rating C



Spacious THREE BEDROOM Semi-Detached House located in the Bracebridge area of Lincoln, perfectly located within walking distance of the local shops, doctors and schools. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, WC, Open Plan Kitchen Living Area to the ground floor. To the first floor there are Three Bedrooms and family bathroom. Externally is an easy to maintain rear garden, and parking space to the front. The property is located a short drive from central Lincoln.

### Entrance Hall

With the entrance door to the front aspect.

### Downstairs WC 4'1" x 3'1" (1.2m x 0.9m)

With a low level WC, wash hand basin and radiator.

### Lounge/Diner 21'3" x 13'10" (6.5m x 4.2m)

With a window to the front aspect, stairs to the first floor, opening to the kitchen and radiator.

### Kitchen 7'11" x 13'10" (2.4m x 4.2m)

With a window to the rear aspect, french doors leading to the rear garden. Fitted with a range of wall and base units and worktops over, sink with drainer unit, oven and hob with extractor over.



### Landing

With stairs to the ground floor.

### Bedroom One 10'7" x 13'10" (3.2m x 4.2m)

With windows to the rear aspect and radiator.

### Bedroom Two 11'11" x 6'8" (3.6m x 2m)

With window to the rear aspect and radiator.

### Bedroom Three 6'8" x 8'1" (2m x 2.5m)

With window to the rear aspect and radiator.

### Bathroom 5'10" x 7'1" (1.8m x 2.2m)

With a window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

### Outside

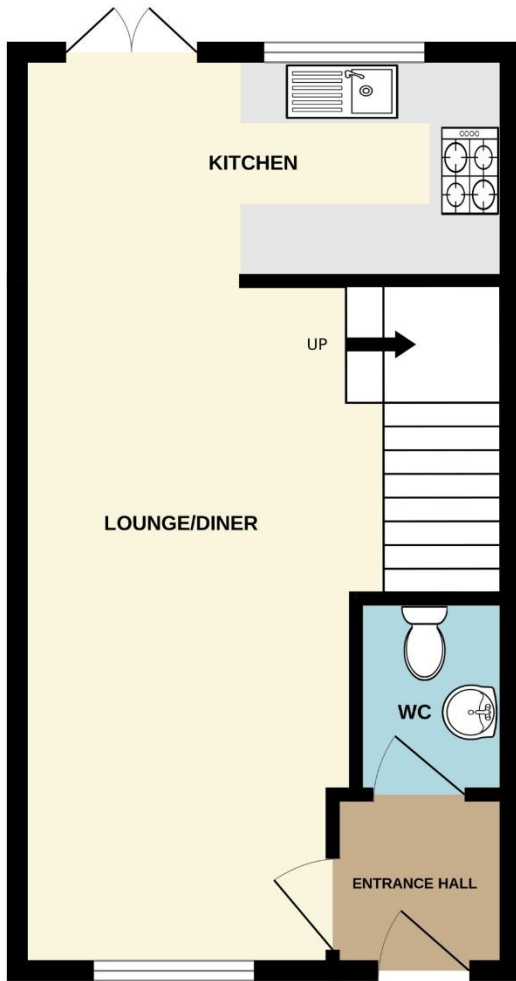
To the front of the property is a low maintenance garden and access to the entrance door.

To the rear of the property is an enclosed garden with astro turf, patio and shed.

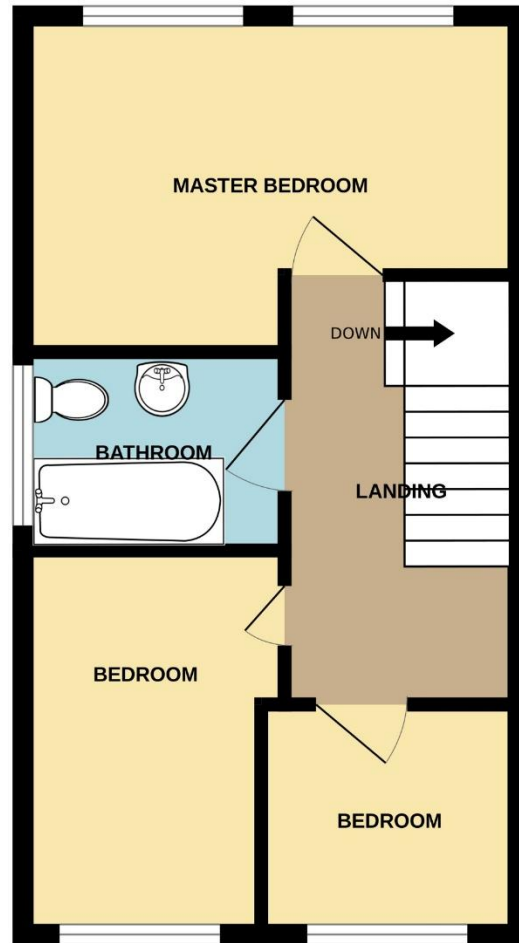
### Agents Note

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**GROUND FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.



**1ST FLOOR**  
359 sq.ft. (33.4 sq.m.) approx.



GROSVENOR COURT, LINCOLN LN5 8QZ

TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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