



- Extended Detached Bungalow
- Three Spacious Bedrooms
- Sun Trap Rear Garden
- Ample Parking
- Fully Refurbished Throughout
- Modern Kitchen/Diner
- Converted Garage To Home Office
- Village Location

Lagonda Close, Bracebridge Heath, LN4 2QH  
£325,000





Starkey&Brown is delighted to present for sale this exceptional three-bedroom detached bungalow tucked away within the highly sought-after area of Bracebridge Heath. The property has been thoughtfully extended and comprehensively renovated. This outstanding bungalow is presented in an immaculately move-in-ready condition and offers stylish, spacious living, perfectly suited for modern living with a twist of charm. Accommodation briefly comprises an entrance porch, leading into a welcoming hallway. To the rear of the property is a stunning living room beautifully centred around a charming log burner with French doors opening directly onto the rear garden - creating a warm and inviting space flooded with natural light. A contemporary fully fitted kitchen complete with integrated appliances, quartz worktops and French doors opening onto the rear garden. There are three generous double bedrooms, with the master bedroom benefitting from two built-in wardrobes, a modern en-suite shower room and an attractive feature pitched ceiling - creating a wonderful sense of space whilst also offering additional storage. There are two further bedrooms and a stylish three-piece family bathroom suite. Externally, the property continues to impress with a beautifully maintained rear garden enjoying the sun throughout the day and provides a private, enclosed setting for relaxing and entertaining. A further standard feature is the partially converted garage, which has been transformed into a fully insulated home office and workshop with two separate rooms - complete with power and electrics, offering versatility for those working from home, hobbies, or additional storage. The front selection of the garage remains accessible via an electric roller door and provides practical storage space. To the front of the property, there is a block paved driveway extending to the side and providing ample off-street parking. The home has been immaculately maintained and is presented to an exceptional standard, allowing the next owners to move straight in. Further benefits of the property include gas central heating and uPVC double-glazing throughout. Lagonda Close is a quiet cul-de-sac and offers an excellent range of local amenities, including supermarkets, shops, cafes, schools, a doctor's surgery, regular bus service to Lincoln city centre, and access to the A15 and surrounding road networks. Council tax band: B. Freehold.



## Newly fitted door fitted in 2025 leading to:

### Porch

Leading into:

### Hallway

LVT flooring and a radiator. Loft access - small boarding, ladder, and light. Access to:

### Living Room

17' 9" x 12' 10" (5.41m x 3.91m)

A uPVC double-glazed window to the front aspect and uPVC French doors leading to the rear, laminate flooring, a new vertical radiator, a log burner with a new oak beam and a brick slate mantelpiece. Access to:

### Kitchen Diner

20' 1" x 10' 10" (6.12m x 3.30m)

A range of matching wall and base units with quartz countertops, integrated full-length fridge, integrated full-length freezer, integrated microwave, wine cooler, a range cooker with seven-ring gas hob, a Belfast sink with mixer tap, integrated dishwasher, integrated washing machine, a uPVC double-glazed window to the rear, brick slip splashback and a vertical radiator.

### Dining Area

LVT flooring and French doors leading to the rear aspect.

### Bedroom 1

13' 6" x 9' 1" (4.11m x 2.77m)

Having a uPVC double-glazed window to the front aspect, LVT flooring, two fitted wardrobes, a radiator, and a pitched ceiling with skylight and storage. Access to:

### En-Suite

Three-piece suite comprising a shower cubicle with a newly fitted shower with two shower heads, newly fitted wash hand basin with under storage, low-level WC, a frosted double-glazed window to the side aspect, partially tiled walls, tiled flooring and newly fitted chrome radiator.

### Bedroom 2

10' 6" x 10' 1" (3.20m x 3.07m)

Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator.

### Bedroom 3

10' 1" x 9' 7" (3.07m x 2.92m)

Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator.

### Bathroom

Three-piece suite comprising panelled bath with overhead shower, a low-level WC, a wash hand basin with under-storage, brick slip tiling, tiled floors, a frosted double-glazed window to the side aspect and a radiator.

### Outside Front

Newly fitted block paved driveway by the current sellers, extending to the side, a lawned area, a patio slab walkway leading to the front door. Access to the garage.

### Garage

9' 1" x 7' 7" (2.77m x 2.31m)

Having an electric roller door. The garage was partially converted.

### Home Office

9' 6" x 9' 1" (2.89m x 2.77m)

Sliding double-glazed doors from the rear. Insulated, electric, and laminate flooring. Access to:

### Workshop

9' 1" x 7' 3" (2.77m x 2.21m)

Having a uPVC double-glazed window to the side aspect, insulated and electric.

### Outside Rear

Mostly laid to lawn with a timber decking seating area, patio area, fenced surround and side access.

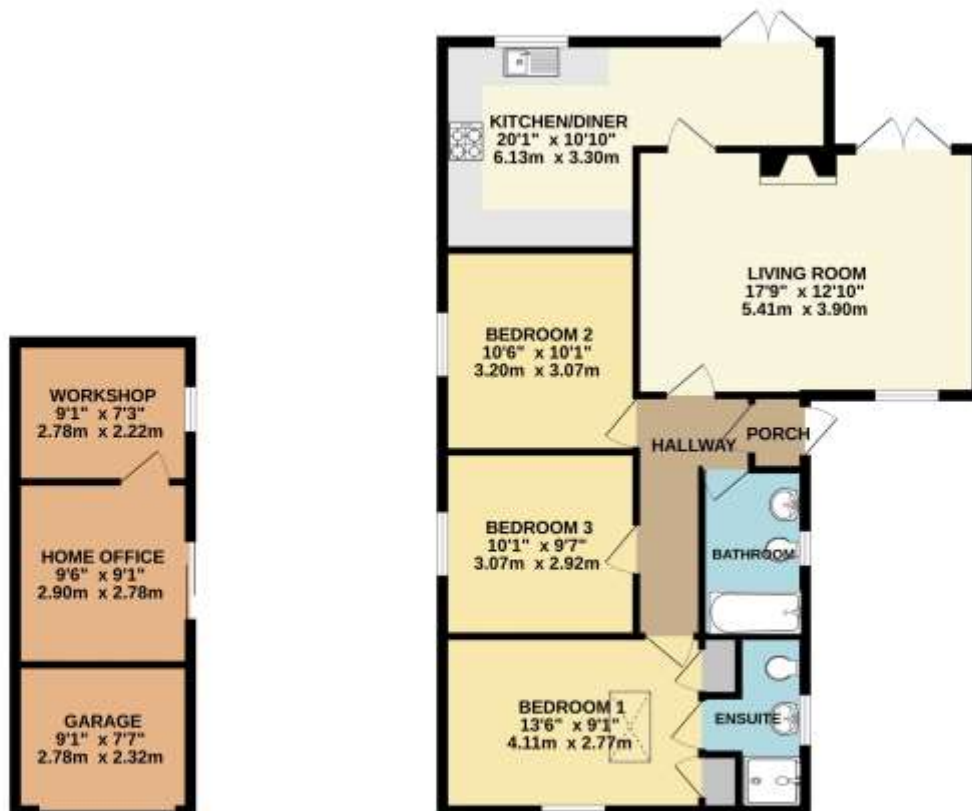
### Agents Note

Further upgrades include new internal doors, a new front door, a new driveway, a new vertical radiator in the living room, a new radiator in the en suite including new shower and a new sink unit, new carpets in bedrooms two and three, new windows, a new loft hatch, new light fittings, and a new extractor fan in the kitchen.





GROUND FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their suitability 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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