



1 Canwick Avenue

Bracebridge Heath, Lincoln, LN4 2LZ



Book a Viewing!

£230,000

A spacious and well-presented three bedroom semi detached home, offered for sale with no onward chain and positioned within the heart of the ever-popular village of Bracebridge Heath. Having been recently redecorated throughout, the property offers generous room sizes, two reception rooms and three double bedrooms, all set within a fantastic plot, making it an ideal purchase for a range of buyers. The accommodation comprises of an entrance hallway, lounge, dining room, kitchen, utility room and downstairs WC. To the first floor there are three double bedrooms and a four piece family bathroom. Externally, the property boasts a substantial plot with ample driveway parking, garage and a generous rear garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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.



ACCOMMODATION

ENTRANCE HALL

Accessed via a frosted UPVC double glazed door to the front aspect with stairs rising to the first floor and an access into both reception rooms.

LOUNGE

13' 11 max" x 9' 11" (4.24m x 3.02m) A bright and spacious front facing reception room with UPVC double glazed windows to both the front and side aspects, allowing for plenty of natural light with radiator and a feature gas fire with mantle surround creating a focal point.

DINING ROOM

12' 11 max" x 10' 6" (3.94m x 3.2m) With two UPVC double glazed windows to the front aspect, log burner with fireplace surround, laminate flooring, radiator and glass panelled doors providing access to both the entrance hallway and kitchen.



KITCHEN

16' 1" x 5' 11" (4.9m x 1.8m) Fitted with a range of wall and base units with laminate worktops and tiled splashbacks, 1½ bowl stainless steel sink with drainer and mixer tap, gas oven and hob with extractor over, space for a fridge freezer, an under stairs storage cupboard, UPVC double glazed windows to the rear aspect and a UPVC door providing access to the garden.

UTILITY AREA

Fitted with worktop, tiled flooring, UPVC double glazed window to the rear aspect, plumbing for washing machine and storage cupboard housing the wall-mounted gas boiler.

WC

Fitted with a low level WC and wash hand basin, tiled flooring and frosted UPVC double glazed window to the side aspect.



FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom with UPVC double glazed window to the rear aspect overlooking the garden and built-in storage cupboard.

BEDROOM 1

11' 8 max" x 9' 7" (3.56m x 2.92m) With UPVC double glazed windows to two aspects, feature fireplace, laminate flooring and radiator.

BEDROOM 2

9' 11" x 9' 3" (3.02m x 2.82m) With UPVC double glazed window, laminate flooring and radiator.

BEDROOM 3

9' 11" x 9' 4" (3.02m x 2.84m) With UPVC double glazed window overlooking the garden and radiator.

BATHROOM

A four piece suite comprising of bath with mixer taps, separate shower enclosure with electric shower, WC and pedestal wash hand basin, tiled splashbacks, flooring, radiator, two frosted UPVC double glazed windows to the rear aspect and access to loft space.

GARAGE

17' 6" x 9' 4" (5.33m x 2.84m) Single garage fitted with a manual up and over door with a pedestrian side door and a window to the rear aspect.





OUTSIDE

To the rear of the property, accessed via secure metal gates, there is a generous outdoor space featuring a block paved driveway and concrete patio area, leading to a single garage with up-and-over door, rear pedestrian access and window. The property also benefits from a useful brick built outbuilding with water supply, offering excellent potential for storage or to be adapted into an outdoor entertaining space such as a bar or garden room. The garden itself is mainly laid to lawn with hedge borders, providing a good level of privacy and space. To the front of the property there is a spacious block paved driveway providing off road parking for multiple vehicles. The property is set back from the road behind established hedging with secure side access via metal gates leading to the rear.

WEBSITE

Our detailed website shows 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

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 them we will receive a referral fee of up to £125.

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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

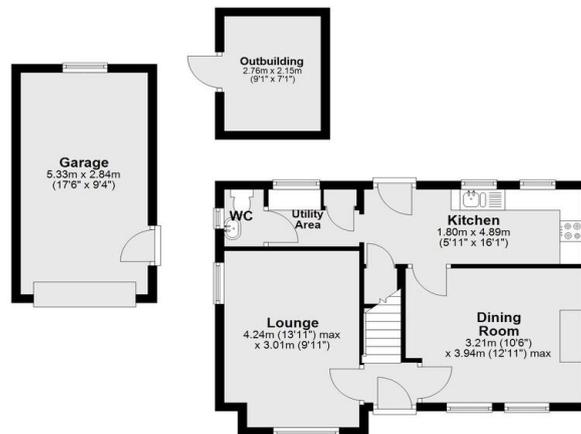
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