

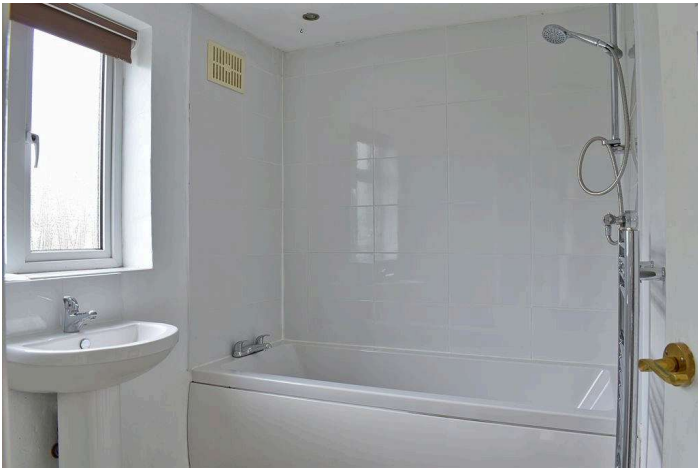
Bracken Road, Morton LN6 9HX



A two bedroom semi detached property situated in a rural location and standing on an excellent plot. In addition to the TWO DOUBLE BEDROOMS, the property has a well proportioned lounge, a breakfast kitchen and first floor bathroom. There is ample off road parking and substantial gardens to the front and rear. Double glazing and oil fired central heating are installed. The property would benefit from some updating and is available for purchase with NO CHAIN.

Offers Over £185,000







Situation and Amenities

Swinderby is a pretty village conveniently situated for the A46 and A1 dual carriageways. Newark, Lincoln and Nottingham are within commuting distance. Newark Northgate Station has a direct line to London Kings Cross taking from around 1 hour 20 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. Village amenities include The Plough public house and restaurant and Swinderby All Saints Church of England Primary School. More comprehensive amenities can be found in the nearby village of Collingham which has a vast range of amenities including an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Shopping facilities in Newark include an M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, and doors into the lounge and breakfast kitchen. A half glazed door provides access out to the rear garden. The hallway has a useful storage cupboard, wood laminate flooring, a ceiling light point and a radiator.

Breakfast Kitchen 19' 0" x 8' 5" (5.79m x 2.56m)

The breakfast kitchen has dual aspect windows to the front and rear elevations. The kitchen area is fitted with base and wall units, with tiled work surfaces and matching splash backs. There is a twin bowl sink, a ceramic hob with extractor hood above, an integrated fridge, space for a larder freezer and electric cooker, and further space and plumbing for a washing machine. In addition there is a small breakfast bar. The room is of sufficient size to accommodate a small dining table or occasional furniture, and has cornice to the ceiling, two ceiling light points and a radiator.

Lounge 14' 10" x 10' 11" (4.52m x 3.32m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations, a ceiling light point and a radiator. The focal point of the lounge is the fireplace with log burning stove inset.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the rear elevation and doors into the two double bedrooms and the bathroom. The landing has a ceiling light point.

Bedroom One 14' 8" x 11' 0" (4.47m x 3.35m) (plus recess)

A very good sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom Two 11' 9" x 11' 7" (3.58m x 3.53m) (plus recess)

A further good sized double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bathroom 10' 1" x 7' 1" (3.07m x 2.16m) (at widest point)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has recessed ceiling spotlights and a heated towel rail.

Outside

To the front is a large garden and ample off road parking. Gated access at the side leads around to the rear garden.

Rear Garden

The fully enclosed rear garden is of an excellent size and enjoys a high degree of privacy. The garden is laid primarily to lawn and contains a wide variety of mature shrubs, plants and trees. There is a sizeable patio area situated adjacent to the rear of the house. The large timber garden shed is included within the sale.

Council Tax

The property is in Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

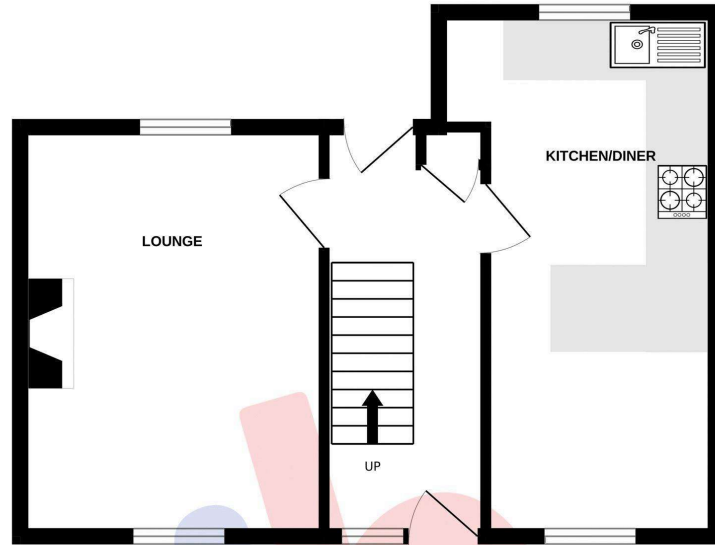
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

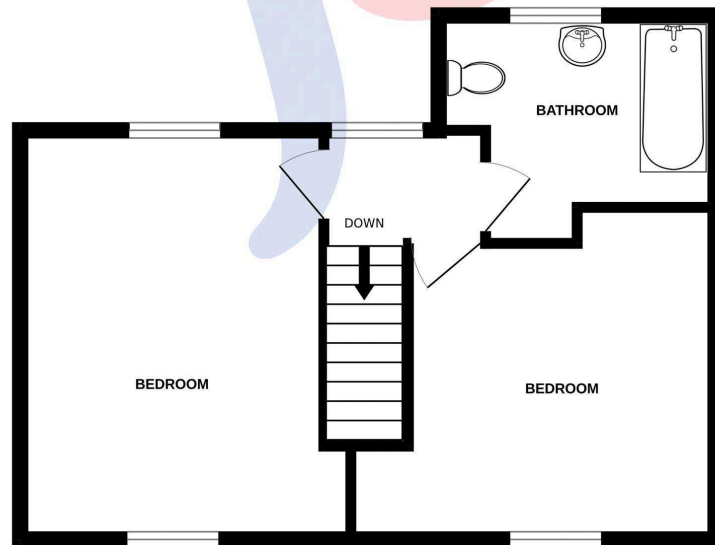
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007688 04 June 2026



GROUND FLOOR
407 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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