



- No Onward Chain!
- Detached Bungalow
- 3 Bedrooms
- Family Bathroom & En-Suite Wet Room
- Impressive Lounge Diner
- Modern Kitchen & Conservatory
- Landscaped Gardens
- Driveway Parking & Garage

Vauxhall Road, Bracebridge Heath, LN4 2QQ  
£270,000



Offered for sale with no onward chain, this immaculately maintained three-bedroom detached bungalow in Bracebridge Heath has been cherished by the same owner for 30 years and is presented in turn-key condition. The internal accommodation features a welcoming hallway with direct internal access to the garage, an impressive lounge-diner, and a contemporary kitchen which was stylishly upgraded in 2016. Further enhancing the living space is a sun-filled conservatory and three well-proportioned bedrooms, with the master benefiting from an en-suite wet room alongside the main family bathroom. Externally, the property boasts ample off-road parking and a beautifully landscaped rear garden, which serves as a perfect vantage point for the local Red Arrows displays. Situated in a prime position on the Lincoln Cliff, the home offers immediate access to a wealth of village amenities including the Co-op foodstore, pharmacy & Post Office, Tesco Express, and Doctors Surgery. Furthermore, Lincoln City Centre is just a 15-minute drive or short bus ride away. Council tax band: C. Freehold.



## Entrance Hall

Porch entrance with uPVC front door entry to the front aspect, lighting, and access to:

## Hallway

20' 6" max x 6' 5" max (6.24m x 1.95m)

Radiator, coved ceiling and internal access to garage, loft access and a storage cupboard housing a Viessmann gas combination boiler and a cloak cupboard with sliding doors.

## Lounge Diner

19' 11" max x 23' 2" (6.07m x 7.06m)

Having radiators, a uPVC double-glazed window, a feature gas fire with flame effect, and a coved ceiling. Lounge and dining areas with access to:

## Breakfast Kitchen

11' 3" x 9' 9" (3.43m x 2.97m)

Having a range of base and eye-level units with counter worktops finished with a metro-tiled surround, integrated appliances such as a slimline dishwasher, oven, 4-ring hob and extractor hood over, integrated fridge freezer, a Whirlpool washing machine, sink and drainer unit, and a uPVC double-glazed window to the side aspect. Internal uPVC door to the side aspect leading onto the front garden.

## Master Bedroom

13' 6" x 9' 10" (4.11m x 2.99m)

Having uPVC double-glazed window to the rear aspect, coved ceiling, and a radiator. Access to:

## En-Suite Wet Room

7' 2" max x 8' 8" max (2.18m x 2.64m)

Low-level WC, a hand wash basin unit, a uPVC double-glazed obscured window to the rear aspect, Dimplex warm air heater, a radiator, and a heated towel rail.

## Bedroom 2

10' 7" x 9' 0" (3.22m x 2.74m)

Having a uPVC double-glazed window to the rear aspect, coved ceiling, and a radiator.

## Bedroom 3

6' 11" x 10' 7" (2.11m x 3.22m)

Having a radiator, a coved ceiling, and a uPVC door to the rear aspect leading to:

## Conservatory

12' 2" x 8' 7" (3.71m x 2.61m)

Brick base with uPVC surround, multiple power points, a radiator, external doors to the side aspect leading onto the rear garden.

## Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Three-piece suite comprising a panelled bath with a showerhead over, a radiator, a low-level WC, a hand wash basin unit, a coved ceiling, and a uPVC double-glazed obscured window to the side aspect.

## Garage

8' 5" x 16' 1" max (14'1" min) (2.56m x 4.90m)

Up and over door, internal door leading into hallway, power, and lighting.

## Outside Rear

Mostly laid to lawn with a hedged and fenced perimeter, well cared for and landscaped with a mature flowerbed border, and gravelled features. Pathway leading to a large lawn area with a timber-built garden shed. External water and power source. Gated access to the front of the property.

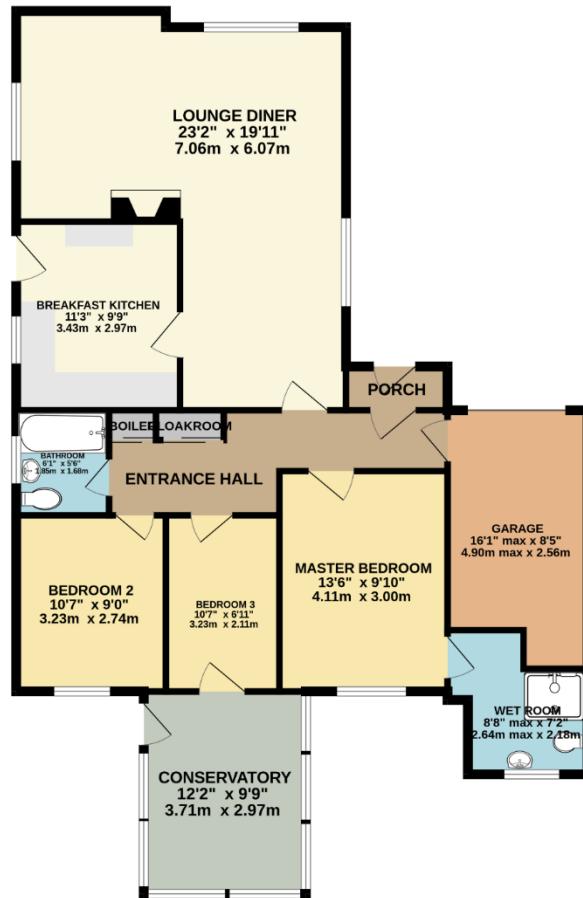
## Outside Front

Having driveway parking for multiple vehicles with access to the garage. Dwarfed walled perimeter and a presentable arrangement with access to the front porch and a side internal door to the kitchen.





GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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 operation or efficiency can be given.  
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