



24 The Crescent

Bracebridge Heath, Lincoln, LN4 2NP



Book a Viewing!

£264,500

Situated in the highly desirable village of Bracebridge Heath, just moments south of the historic Cathedral city of Lincoln, this beautifully presented Three Bedroom Detached Bungalow offers an exceptional blend of comfort and practicality. The thoughtfully arranged accommodation comprises an inviting Entrance Porch, a welcoming Hallway, a generously proportioned Lounge, a well appointed Kitchen, Three well sized Bedrooms, and a stylish four piece Family Bathroom. A true highlight of this home is its impressive gardens. The front has been tastefully landscaped for ease of maintenance, creating an attractive first impression, while the substantial rear garden provides a private and tranquil retreat. Predominantly laid to lawn, it is complemented by vibrant, well stocked borders and a delightful patio seating area - perfect for al fresco dining and enjoying the outdoors. Further enhancing the appeal is a block paved driveway offering ample off road parking, along with a detached single garage. The property is offered to the market with no onward chain, ensuring a smooth and straightforward purchase.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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

PORCH

With double glazed windows to the front and side aspects and tiled flooring.

HALL

With radiator.

LOUNGE

16' 11" x 10' 10" (5.17m x 3.31m) With double glazed window to the rear aspect and radiator.

KITCHEN

10' 10" x 10' 0" (3.31m x 3.06m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob, spaces for fridge, freezer and washing machine, tiled flooring and splashbacks, storage cupboard, radiator, double glazed window to the rear aspect and door to the garden.

BEDROOM 1

13' 5" x 8' 5" (4.09m x 2.57m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 5" x 8' 11" (3.49m x 2.72m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 2" x 8' 2" (2.81m x 2.50m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and flooring, chrome towel radiator, spotlights, airing cupboard and two double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is a gravelled garden behind hedging with inset shrubs and a side block paved driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front and a window to the side. To the rear of the property there is a beautifully maintained enclosed garden, mainly laid to lawn with an additional patio seating area, mature shrubs and well-stocked borders.





WEBSITE

Our detailed website show 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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

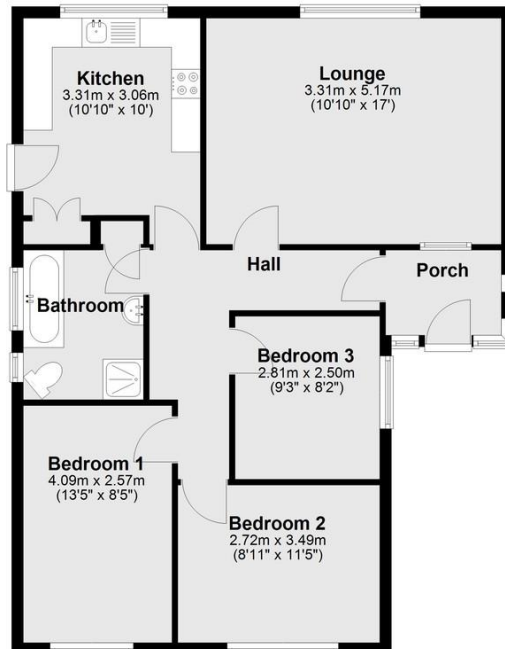
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

