



10 Jensen Road
Bracebridge Heath, LN4 2QU



Book a Viewing!

£325,000

An immaculately presented Extended Three Bedroom Detached Bungalow, occupying a desirable position within the ever popular village of Bracebridge Heath, enjoying open field views to the rear. Finished to an excellent standard throughout, the property offers bright, spacious and versatile accommodation with a stunning triple aspect Family Room Extension and beautifully maintained gardens. Offered for sale with no onward chain, this is a superb turn key home ready to be enjoyed. The accommodation comprises of an Entrance Hallway, Lounge, Modern fitted Kitchen, Family Room, Three Bedrooms, Bathroom and an additional Shower Room.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.



PORCH

LOUNGE

17' 6 max" x 11' 11" (5.33m x 3.63m) A spacious front facing reception room with dual aspect UPVC double glazed windows to the front and side, allowing excellent natural light. Featuring a marble fireplace with electric fire, built-in storage cupboard and radiator.

KITCHEN

13' 3" x 7' 11" (4.04m x 2.41m) A modern fitted kitchen comprising of a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap, integrated fridge, dishwasher and washing machine along with a double electric oven, electric hob and extractor. Laminate flooring, tiled splashbacks, radiator and UPVC double glazed window to the side aspect.



FAMILY ROOM

15' 2" x 8' 10" (4.62m x 2.69m) A fantastic addition to the property, this bright and spacious triple aspect room features windows to both sides and French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Laminate flooring and two radiators, this is an ideal space for relaxing or entertaining.

INNER HALLWAY

SHOWER ROOM

An additional contemporary shower room fitted with a shower cubicle, WC and wash hand basin, tiled splashbacks, flooring, radiator, extractor and frosted UPVC double glazed window.



HALLWAY

BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.33m) A front facing double bedroom with UPVC double glazed window, built-in wardrobe storage and radiator.

BEDROOM 2

12' 8" x 10' 11 max" (3.86m x 3.33m) A rear facing double bedroom overlooking the garden with UPVC double glazed window, built-in wardrobes and radiator.

BEDROOM 3

9' x 5' 11" (2.74m x 1.8m) A versatile third bedroom currently utilised as a home office, suitable as a nursery or guest room with UPVC double glazed window to the rear aspect and radiator.



BATHROOM

A modern three piece suite comprising of shower cubicle with mains shower, WC, wash hand basin with vanity storage. Finished with tiled splashbacks, flooring, chrome heated towel rail, spotlights, extractor and frosted UPVC double glazed window.



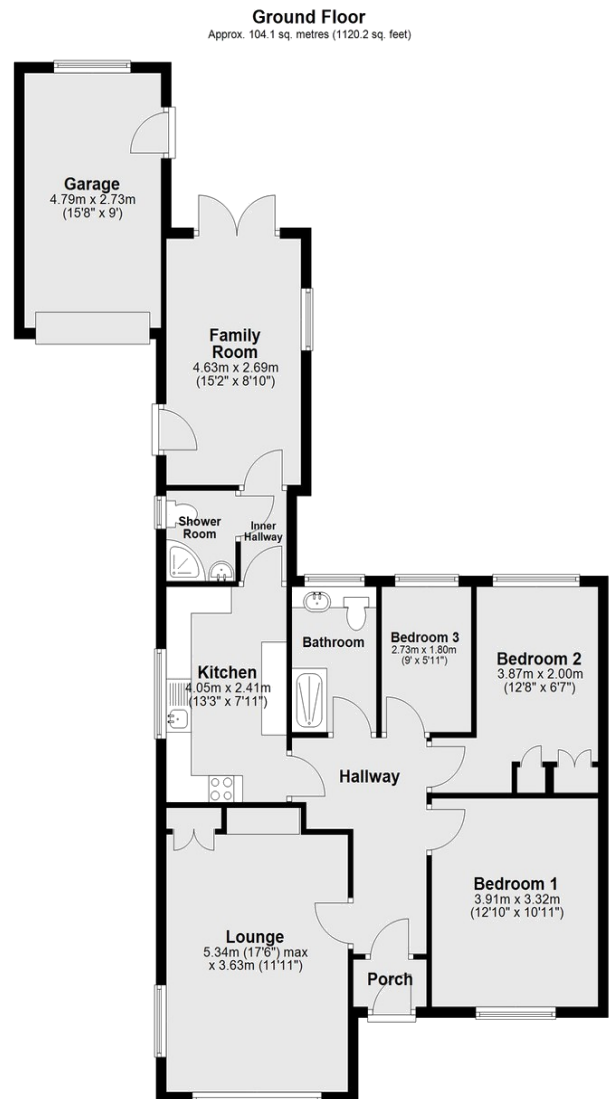
GARAGE

15' 8" x 9' (4.78m x 2.74m) A single garage fitted with an electric up-and-over door, with power, lighting, rear window and pedestrian door providing access to the garden.

OUTSIDE

To the rear, the property boasts a beautifully maintained and generously sized garden, mainly laid to lawn and complemented by two separate patio seating areas; ideal for outdoor dining and entertaining. The garden features mature borders, shrubs and raised beds, all enclosed by secure fencing, with an outside tap and lighting. There is direct access into the family room via French doors as well as pedestrian access to the garage.

To the front, the property is set behind a brick wall and benefits from a low maintenance garden laid mainly to gravel. A block paved driveway provides off-street parking for multiple vehicles and gives access to the garage with a continuation of the block paving forming a pathway leading to the front door.



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

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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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.

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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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