



60 Ridgeview Road
Bracebridge Heath, LN4 2LJ



Book a Viewing!

Offers in the region of £375,000

Ideally positioned, tucked away at the end of a quiet cul-de-sac in the highly sought after village of Bracebridge Heath, this deceptively spacious three bedroom detached bungalow offers beautifully presented and versatile living accommodation throughout. The property comprises a porch, entrance hall, generous lounge, dining room, fitted kitchen, utility room, cloakroom/WC, breakfast room, conservatory, three double bedrooms, with the principal bedroom benefitting from an adjoining dressing room and a stylish family bathroom. Occupying a wonderful established plot, the bungalow is set back from the road behind attractive front gardens, with a large driveway providing ample off street parking. To the rear, a generous and private enclosed garden creates the perfect space for relaxing and entertaining. Viewing of this exceptional home is highly recommended. NO CHAIN.





LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

PORCH

With tiled flooring.

ENTRANCE HALL

With radiator.

LOUNGE

23' 2" x 11' 9" (7.08m x 3.60m) With gas fire set within a feature fire surround, double glazed bow window to the front aspect, double glazed window to the rear aspect and two radiators.

DINING ROOM

10' 1" x 9' 0" (3.08m x 2.75m) With double glazed window to the side aspect and radiator.



UTILITY ROOM

With plumbing for washing machine, tiled flooring, part tiled walls, radiator, double glazed window to the rear aspect and door to the garden.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled flooring and part tiled walls.

KITCHEN

9' 0" x 11' 10" (2.75m x 3.62m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, space for fridge, tiled flooring and splashbacks, breakfast bar, double glazed window to the rear aspect and door to the breakfast room.



BREAKFAST ROOM

11' 2" x 9' 8" (3.41m x 2.97m) With double glazed windows to the rear and side aspects, electric radiator, door to the garden and door to the conservatory.

CONSERVATORY

11' 1" x 10' 2" (3.40m x 3.12m) With double glazed French doors to the rear garden and tiled flooring.

BEDROOM 1

12' 11" x 10' 5" (3.96m x 3.20m) With double glazed window to the front aspect and radiator.

DRESSING ROOM

10' 5" x 7' 11" (3.20m x 2.42m) With a range of fitted wardrobes, chests of drawers and dressing table and double glazed window to the front aspect.



BEDROOM 2

12' 4" x 9' 9" (3.78m x 2.98m) With fitted wardrobes and drawers, double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 2" x 8' 11" (2.81m x 2.73m) With double glazed window to the front aspect and radiator

BATHROOM

8' 9" x 6' 4" (2.68m x 1.95m) Fitted with a four piece suite comprising of shower cubicle, panelled bath, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring, radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits on a generous plot at the end of a cul-de-sac. To the front there is a lawned garden with established shrubs and flowerbeds and a large driveway providing ample off-street parking for multiple vehicles. To the rear there is an enclosed rear garden laid mainly to lawn with patio seating areas, gravelled areas, mature shrubs, flower beds, brick store, garden shed and summer house.



KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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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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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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

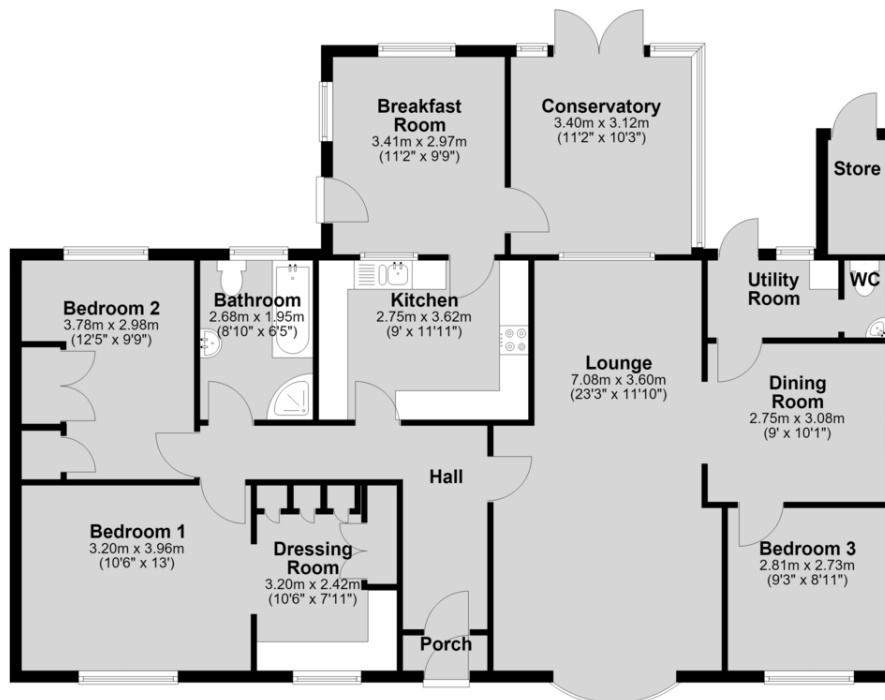
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Ground Floor

Approx. 129.9 sq. metres (1398.0 sq. feet)



Total area: approx. 129.9 sq. metres (1398.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



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