

- Two Double Bedrooms
- Two Reception Rooms
- On-Street Parking
- Perfect First Time Buy

- Long Landscaped Garden
- Well-Presented Throughout
- Close To Local Amenities
- Call Today To View!

Grantham Road, Bracebridge Heath, LN4 2LE
£165,000





Starkey&Brown is delighted to offer for sale this well-presented two bedroom mid terrace home positioned on Grantham Road within the popular area of Bracebridge Heath. The property offers well-maintained living throughout and makes an ideal purchase for first time buyers, investors, or those looking to downsize. Accommodation briefly comprises a welcoming entrance hall, two reception rooms including a comfortable living room and a separate dining room, along with a fitted kitchen overlooking the rear garden. To the first floor there are two double bedrooms, both benefitting from fitted wardrobe space and a three-piece bathroom suite. Further benefits include uPVC double-glazing throughout and nearby on-street parking. Externally the property has along landscaped garden which has been well-maintained and provides a fantastic outdoor space and access to a useful outbuilding which includes a fully functional WC and additional storage space. Grantham Road is located nearby to local amenities including shops, schools, a doctor's surgery, transport links into Lincoln city centre, easy access to A15 and surrounding road networks. Council tax band: A. Freehold.



Shared passageway leading to:

A uPVC door entry.

Hall

Staircase rising to the first floor. Access to:

Living Room

12' 10" x 11' 6" (3.91m x 3.50m)

Having a uPVC double-glazed window to the front aspect, carpeted and coved ceiling.

Dining Room

12' 10" x 11' 5" (3.91m x 3.48m)

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, a built-in storage cupboard, an understairs cupboard, and an electric fireplace. Open access leading to:

Kitchen

11' 7" x 6' 11" (3.53m x 2.11m)

A range of wall and base units with countertops, space for a fridge freezer, an electric oven, a stainless steel sink with mixer tap, and space and plumbing for a washing machine. A uPVC double-glazed window to the side and rear aspects, vinyl flooring, and a uPVC composite door leading to the rear.

First Floor Landing

Carpeted and loft access.

Loft Access

Partially converted with boarding, a pull-down ladder, and a Velux window. Perfect for occasional office use.

Bedroom 1

12' 10" x 11' 5" (3.91m x 3.48m)

Having a uPVC double-glazed window to the front aspect, carpeted, and an overstairs storage cupboard.

Bedroom 2

12' 10" x 7' 5" (3.91m x 2.26m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a fitted wardrobe.

Family Bathroom

8' 11" x 8' 9" (2.72m x 2.66m)

Three-piece suite comprising a panelled bath, a low-level WC, a wash hand basin, an airing cupboard, a frosted double-glazed window to the rear aspect, partially tiled walls, tiled flooring, and a wall-mounted mirror storage.

Outside Front

On-street parking, hedged borders, and access to the shared passageway leading to the front door.

Outside Rear

Long landscaped garden with patio seating area, a lawned area, mostly fenced surround, mature shrubs and hedges, a variety of flowerbeds, and 3 sheds to be included in the sale. Access to:

Outbuilding

Useful storage area and a fully functional WC.

Agents Note

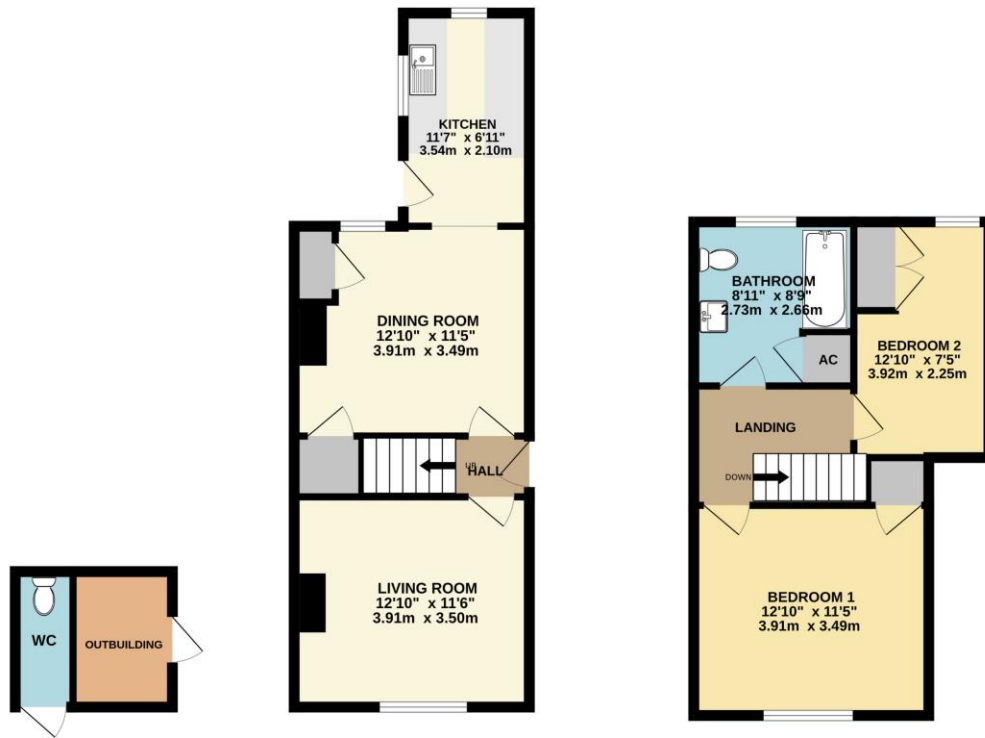
The property currently has no gas. There is a gas pipe in the living room which can be reinstated.





GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.7 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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