



12 Willow Court

Bracebridge Heath, Lincoln, LN4 2RE



Book a Viewing!

Offers In Excess Of £160,000

Tucked away at the end of a peaceful cul de sac in the highly sought after village of Bracebridge Heath, just south of the historic City of Lincoln, this beautifully presented modern two bedroom semi detached home offers stylish and comfortable living accommodation ideal for first time buyers, professionals or those looking to downsize. The property has been thoughtfully improved by the current owner and briefly comprises an inviting lounge featuring a bay window, a fitted kitchen and a bright conservatory overlooking the rear garden. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a low maintenance gravelled front garden and two allocated parking spaces conveniently positioned directly in front of the property. The rear garden is a particular standout feature - deceptively spacious and attractively landscaped with a variety of mature and well established planting, creating a private and tranquil outdoor space.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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, takeaways, 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

LOUNGE

12' 2" x 11' 10" (3.71m x 3.61m) With double glazed bay window to the front aspect, radiator and understairs cupboard with additional radiator.

KITCHEN

8' 11" x 7' 2" (2.73m x 2.20m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and gas hob, spaces for washing machine, fridge freezer and dishwasher, tiled splashbacks, staircase to the first floor, radiator and double glazed window to the rear aspect.

CONSERVATORY

9' 4" x 5' 7" (2.85m x 1.71m) With double glazed door to the rear garden and radiator.

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 8' 10" (3.71m x 2.71m) With double glazed window to the front aspect and radiator.

BEDROOM 2

9' 1" x 5' 6" (2.77m x 1.69m) With double glazed window to the rear aspect, over stairs cupboard with hanging rail and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a gravelled front garden and two allocated parking spaces. To the rear there is a generous fully enclosed garden, laid mainly to lawn with patio seating area, mature shrubs, well-stocked flowerbeds and garden shed with light and power.





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 & Co, Taylor Rose, 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 Calum 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

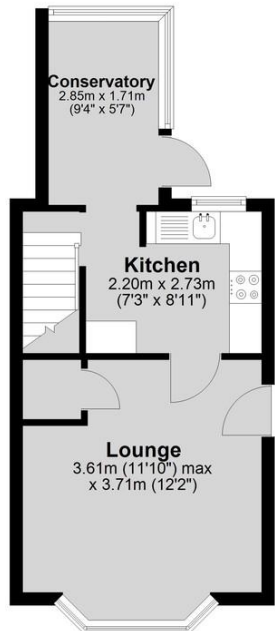
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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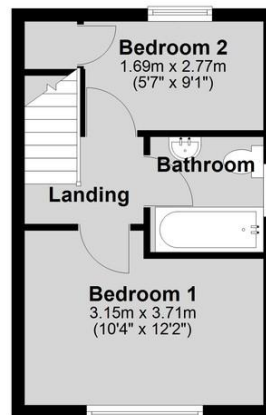
Ground Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.2 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.

