9 St. Albans Close

Bracebridge Heath, Lincoln, LN4 2TQ

Book a Viewing!

£315,000

A modern and spacious three bedroom detached bungalow situated in the popular village of Bracebridge Heath, just to the south of the historic Cathedral City of Lincoln. The property offers well-presented and generously proportioned living accommodation comprising an entrance hall, a spacious bay fronted lounge diner, conservatory and a recently fitted kitchen with integrated appliances. There are three bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Outside, the property benefits from a lawned front garden, driveway and single garage, while to the rear there is a low maintenance landscaped garden providing an ideal outdoor space to relax or entertain. The property is offered with no onward chain and viewing is highly recommended.

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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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

ENTRANCE HALL
With storage cupboard and radiator.

LOUNGE/DINER
19' 4 (max)" x 17' 10 (max)" (5.89m x 5.44m) With double glazed window and bay window to the front aspect, double glazed sliding patio doors to the conservatory, electric fire set within a feature fireplace and two radiators.

CONSERVATORY
9' 7" x 9' 2" (2.93m x 2.81m) With tiled flooring and double glazed door to rear garden.

KITCHEN
10' 9" x 9' 9" (3.30m x 2.99m) Recently fitted with a stylish range of wall and base units with work surfaces over, undermount sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher, radiator, double glazed window to the rear aspect and door to the garden.

BEDROOM 1
16' 6" x 12' 6" (5.03m x 3.82m) Fitted with a range of wardrobes, double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.

BEDROOM 2
12' 11" x 8' 10" (3.95m x 2.71m) With fitted wardrobe and over bed storage, double glazed window to the rear aspect and radiator.

BEDROOM 3
9' 7" x 8' 11" (2.94m x 2.72m) With double glazed window to the rear aspect and radiator.

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

OUTSIDE
To the front of the property there is a lawned garden with flowerbeds, driveway providing off street parking and access to the garage. The garage has an up and over door to the front, double glazed window to the side, light and power. To the rear of the property there is a low maintenance landscaped garden with gravelled areas, patio seating area and flowerbeds.

WEBSITE
Our detailed web site 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

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
Sills & 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 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.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 112.0 sq. metres (1205.1 sq. feet)

Total area: approx. 112.0 sq. metres (1205.1 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 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.

The Property Ombudsman