



## 4 Canterbury Road

Bracebridge Heath, Lincoln, LN4 2TD



Book a Viewing!

**£285,000**

Situated in the popular village of Bracebridge Heath just to the South of the Cathedral City of Lincoln, a modern three bedroom detached house, providing well-presented accommodation comprising of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Modern Kitchen, Utility Room and a First Floor Landing leading to three Bedrooms, Master with En-suite Shower Room and a Family Bathroom. Outside there is a driveway providing off street parking for multiple vehicles, integral garage and pleasant front and rear gardens. Viewing of this property is highly recommended. No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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, 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.





#### HALL

With staircase to the first floor, under the stair storage area, laminate flooring, double glazed window to the side aspect and radiator.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks and radiator.

#### LOUNGE

12' 2" x 12' 0" (3.73m x 3.68m) With double glazed bay window to the front aspect, laminate flooring and two radiators.

#### DINING ROOM

10' 5" x 8' 7" (3.20m x 2.64m) With double glazed sliding patio doors to the conservatory, laminate flooring and radiator.

#### CONSERVATORY

With double glazed French doors to the rear garden, laminate flooring and ceiling fan.

#### KITCHEN

14' 10" x 9' 1" (4.53m x 2.77m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan, spaces for dishwasher and fridge, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

#### UTILITY ROOM

Fitted with base units with work surface over, stainless steel sink with side drainer mixer tap over, space for washing machine, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator, personal door to the garage and door to the rear garden.

#### FIRST FLOOR LANDING

#### BEDROOM 1

11' 8" x 10' 0" (3.57m x 3.07m) With a range of fitted wardrobes, double glazed window to the rear 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, part tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.

#### BEDROOM 2

11' 1" x 8' 4" (3.38m x 2.56m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

7' 8" x 8' 1" (2.35m x 2.47m) With over stairs storage cupboard, double glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a three-piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls and radiator.





## OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and access to the garage. The single integral garage has an up and over door to the front, personal door to the utility room, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds.

### 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](http://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 and Co, 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 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

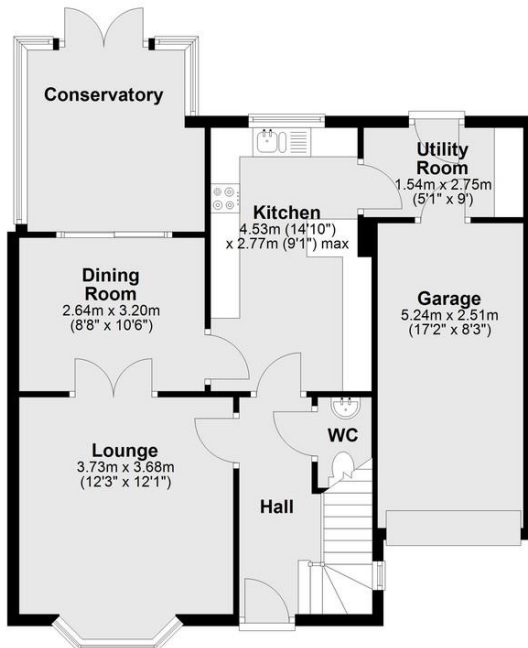
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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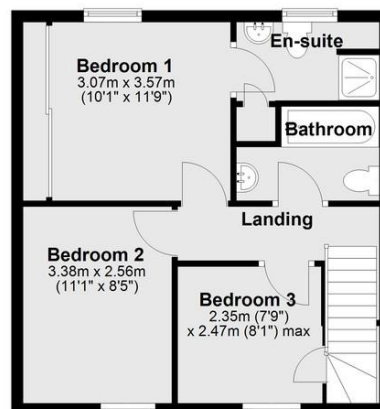
## Ground Floor

Approx. 72.0 sq. metres (775.2 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

