



87 Grantham Road

Bracebridge Heath, Lincoln, LN4 2PZ



Book a Viewing!

£286,000

Situated on a generous non estate plot overlooking the historic Bracebridge Heath Water Tower in the ever popular village of Bracebridge Heath, just to the South of the Cathedral City of Lincoln. A spacious 3 bedroom detached bungalow with immaculate accommodation comprising of Hall, Lounge with log burner, Modern Kitchen/Breakfast Room, Rear Hall, Utility Room, Three Bedrooms and Modern Bathroom. The property sits on a large plot with established front and rear gardens, a driveway for multiple vehicles and a larger than average garage. The property further benefits from Hive central heating controls and CCTV. Viewing is highly recommended. NO 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 Hive heating controls, wood effect flooring and radiator.

LOUNGE

15' 11" x 11' 10" (4.87m x 3.63m) With triple glazed window to the front aspect, wood burning stove, wood effect flooring and radiator.

KITCHEN/BREAKFAST ROOM

12' 2" x 10' 9" (3.72m x 3.28m) Fitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, integrated fridge freezer, slimline dishwasher, microwave, eye level electric oven, five ring induction hob, breakfast bar, spotlights, under cabinet lights, radiator and triple glazed window to the rear aspect.



REAR HALL

With internal door to the garage and door to the garden.

UTILITY ROOM

5' 9" x 5' 1" (1.76m x 1.57m) With double glazed window to the rear aspect and spaces for washing machine and tumble dryer.

BEDROOM 1

11' 9" x 10' 9" (3.60m x 3.30m) With triple glazed window to the front aspect and radiator.



BEDROOM 2

11' 9" (max)" x 11' 4" (3.58m x 3.47m) With triple glazed window to the rear aspect and radiator.

BEDROOM 3

11' 8" x 6' 11" (3.58m x 2.13m) With double glazed window to the side aspect and radiator.

BATHROOM

8' 1" x 6' 3" (2.47m x 1.92m) Fitted with a three piece suite comprising of curved bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit with storage beneath, tiled walls and flooring, towel radiator, spotlights and double glazed window to the rear aspect.



OUTSIDE

The property sits on a generous plot. To the front there is a lawned garden with flowerbeds and side driveway providing off street parking for multiple vehicles and access to the garage. To the rear there is an enclosed garden laid mainly to lawn with patio seating areas, shrubs and flowerbeds and two sheds.

GARAGE

24' 0" x 8' 5" (7.32m x 2.59m) With electric roller door to the front, personal door to the rear, double glazed window to the side aspect, light and power, loft access point with pull down ladder to part boarded storage space and gas fired central heating boiler.



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

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 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

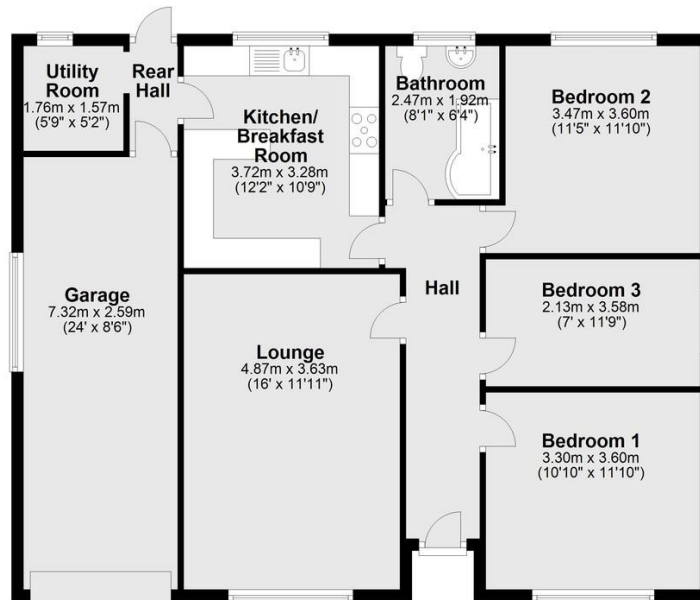
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Ground Floor

Approx. 100.2 sq. metres (1078.9 sq. feet)



Total area: approx. 100.2 sq. metres (1078.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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.

