



**12 Jensen Road, Bracebridge Heath,
Lincoln, LN4 2QU**



Book a Viewing!

£330,000

A fantastic and spacious bungalow situated on the outskirts of the ever popular village of Bracebridge Heath, with versatile and well-presented living accommodation comprising of Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Study, Conservatory, two ground floor Bedrooms, Shower Room and a First Floor Landing leading to a third Bedroom with large En-suite Bathroom. Outside there is a long driveway, single garage and established front and rear gardens, with open countryside to the rear. Viewing of this beautiful bungalow is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.



ACCOMMODATION

PORCH

With laminate floor.

HALL

With staircase to the first floor, laminate flooring, storage cupboard and radiator.

LOUNGE

17' 7" x 11' 10" (5.36m x 3.62m) With double glazed bay window to the front aspect, double glazed window to the side aspect, electric fire set within a feature fireplace and radiator.



KITCHEN

13' 2" x 7' 10" (4.02m x 2.40m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level Neff electric oven, induction hob with extractor fan, integrated microwave, fridge freezer, dishwasher and washing machine, tiled flooring and splashbacks, wall mounted gas fired central heating boiler, spotlights and double glazed window to the side aspect.

DINING ROOM

9' 0" x 7' 11" (2.75m x 2.43m) With double glazed door to the rear garden, ceiling fan, tiled flooring and radiator.



BEDROOM 2

12' 11" x 8' 10" (3.94m x 2.71m) Fitted with a range of wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3 / SITTING ROOM

14' 2" x 9' 5" (4.34m x 2.89m) With double glazed French doors to the conservatory, sliding doors to the study, under stairs storage cupboard, ceiling fan and radiator.

CONSERVATORY

14' 5" x 10' 7" (4.40m x 3.23m) With double glazed French doors to the rear garden, air-conditioning unit and tiled flooring.



STUDY

9' 3" x 7' 8" (2.83m x 2.36m) Fitted with a range of office furniture, vaulted ceiling with two Velux windows, double glazed window to the rear aspect and tiled flooring.

SHOWER ROOM

9' 0" x 3' 3" (2.76m x 1/63m) Fitted with a three-piece comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit with storage beneath, towel radiator, tiled walls and flooring and double glazed window to the rear aspect.



FIRST FLOOR LANDING
With eaves storage.

BEDROOM 1

18' 8" x 11' 5" (5.69m x 3.50m) With a range of fitted cupboards, Velux window with open field views and radiator.

EN-SUITE BATHROOM

10' 9" x 8' 11" (3.30m x 2.73m) Fitted with a three-piece suite comprising of corner bath close WC and wash hand basin in a vanity unit with a range fitted storage cupboards, chrome towel, radiator tiled wall and flooring and double glazed window to the side aspect



OUTSIDE

To the front of the property there is driveway providing off street parking for multiple vehicles and giving access to a single garage. The garage has an up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio, mature shrubs and trees and views over open countryside.

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

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 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 and J Walter 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 RCS 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

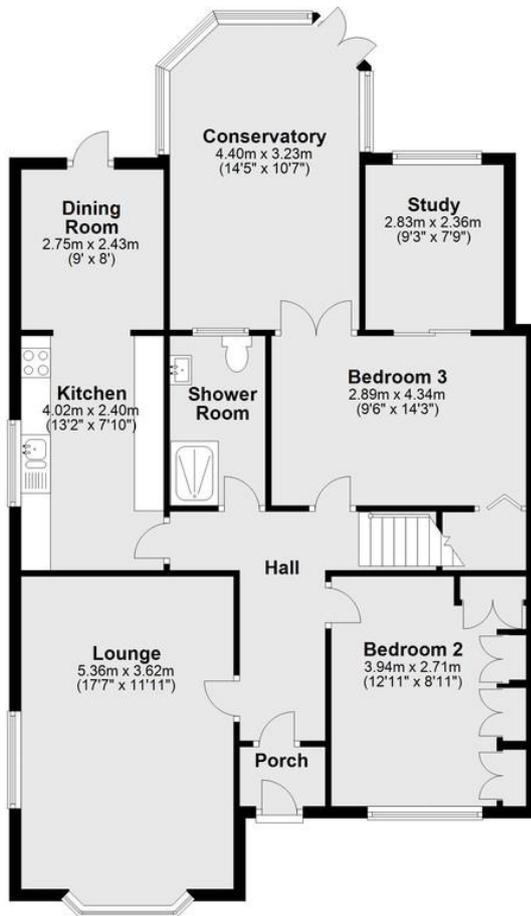
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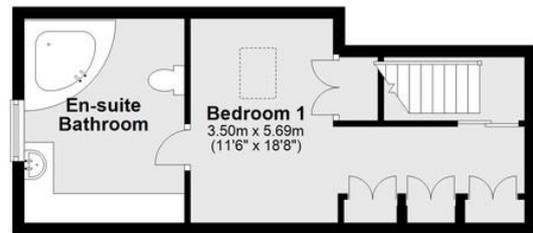
Ground Floor

Approx. 105.1 sq. metres (1131.4 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 132.2 sq. metres (1423.3 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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