



## 2 Adler Close

Bracebridge Heath, Lincoln, LN4 2FT



Book a Viewing!

**£350,000**

A fantastic example of a modern detached family home, positioned in the highly sought after village of Bracebridge Heath, just a short distance from Lincoln. This beautifully presented four bedroom property offers spacious and stylish accommodation through out, ideal for contemporary family living. The accommodation briefly comprises of an entrance hallway, WC, utility, lounge/diner, kitchen, four bedrooms with en-suite to bedroom one and a bathroom. Outside there is a block paved driveway providing ample off road parking, a garage and an electric car charging point. To the rear of the property there is an enclosed lawned garden with a patio seating area and gravel borders.



**Adler Close, Bracebridge Heath, Lincoln, LN4 2FT**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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.



#### INNER HALLWAY

With wood flooring, underfloor heating, LED spotlights, storage cupboard and access to the WC, lounge/diner and kitchen.

#### WC

Fitted with a low level WC, wash hand basin, tiled flooring and extractor fan.

#### KITCHEN

15' 7" x 8' 7" (4.76m x 2.62m) The kitchen is a real highlight, enjoying a front aspect with twin windows and finished with a range of modern wall and base units with Granite worksurfaces over, composite sink with mixer tap, integrated Neff electric oven and four ring gas hob with extractor above, integrated fridge/freezer and dishwasher, full height pantry cupboards, feature shelving, Travertine tiled floor with underfloor heating, LED spotlights and door leading into the utility room.

#### UTILITY ROOM

8' 7" x 4' 7" (2.62m x 1.42m) With storage, Granite worktops, space for a washing machine and access to both the garage and rear garden.

#### LOUNGE/DINER

17' 7" x 16' 6" (5.38m x 5.04m) The spacious lounge/diner is situated to the rear with double windows and French doors opening onto the garden, wood flooring with underfloor heating and ample space for a dining table and lounge seating.



#### LANDING

With access to all four bedrooms and the family bathroom, along with two fitted wardrobes and access to the loft.

#### BEDROOM 1

14' 0" x 9' 1" (4.27m x 2.78m) The Principal Bedroom is a spacious and stylish double room positioned at the rear of the property, enjoying a peaceful outlook over the garden, featuring high quality wooden flooring, wall mounted radiator, TV point and door to the en-suite.



#### EN-SUITE

9' 5" x 3' 7" (2.88m x 1.10m) With walk-in shower with glass screen, contemporary wash basin, WC, tiled walls and flooring, chrome towel radiator, LED spotlights, extractor fan and a rear facing obscure glazed window.

#### BEDROOM 2

12' 1" x 9' 5" (3.70m x 2.88m) The second bedroom is a generous double situated at the front of the property, flooded with natural light from two large double glazed windows, offering ample space for freestanding furniture, this room is finished with wooden flooring and a radiator, making it an ideal guest suite or spacious family bedroom.



#### BEDROOM 3

10' 11" x 6' 11" (3.35m x 2.13m) The third bedroom, also a double, is positioned to the rear and provides a bright and comfortable space with views over the garden and benefits from the same high quality wooden flooring and a wall mounted radiator. This room is perfect for a child's bedroom, study, or multi-purpose space.



#### BEDROOM 4

10' 10" x 6' 1" (3.31m x 1.86m) The fourth bedroom lies to the front of the home and is finished to the same standard, with wooden flooring and radiator. Though slightly smaller in size, it remains a highly versatile room - ideal for use as a nursery, home office or dressing room.

#### BATHROOM

9' 5" x 6' 5" (2.88m x 1.97m) With double window to the side, tiled walls and flooring, suite to comprise of bath with shower over, WC and wash hand basin, towel radiator, LED spotlights and extraction fan.

#### OUTSIDE

Outside, the property occupies a pleasant plot with a block paved driveway providing off street parking, access to the integral single garage and electric vehicle charging point. To the rear of the property there is an enclosed garden which offers a paved patio seating area, gravel borders, a lawned section and gated side access – ideal for families and outdoor entertaining.

#### GARAGE

6' 09" x 2' 95" (2.06m x 3.02m) With power, lighting, wall mounted gas central heating boiler and internal doors to the utility and garden.



#### 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

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

Coverings 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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#### 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.

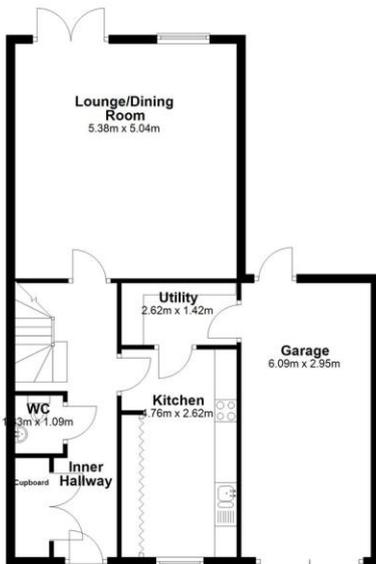
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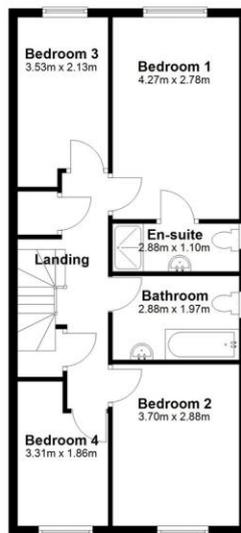
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Ground Floor



First Floor



Total area: approx. 133.3 sq. metres

For Illustration Purposes Only  
Plan produced using PlanUp.

2 Adler Close

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 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.

