



## 10 Home Close

Bracebridge Heath, Lincoln, LN4 2LP



Book a Viewing!

## Offers Over £210,000

A well-presented two bedroom detached bungalow, ideally positioned in the popular and well-served village of Bracebridge Heath. The property offers comfortable, low-maintenance living and is available with No Onward Chain. The internal accommodation comprises of Entrance Hallway, Lounge, Dining Area, Kitchen, Shower Room and two good-sized Bedrooms. Externally, the property benefits from a driveway, detached garage and gardens to both the front and rear.



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### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### **LOCATION**

Situated in a quiet residential cul-de-sac, 10 Home Close enjoys a desirable position in the heart of Bracebridge Heath, a well-connected and sought-after village just to the south of Lincoln City Centre. This established and friendly community offers an ideal setting for those seeking a peaceful lifestyle while still benefiting from excellent access to amenities, schools and transport links.





## ACCOMMODATION

### INNER HALLWAY

Entered via uPVC door to the side aspect with tiled flooring and doors leading to the Shower Room, both Bedrooms and the Lounge.

### SHOWER ROOM

8' 3" x 5' 2" (2.53m x 1.58m) With uPVC window to the side aspect, fitted with a walk-in shower, WC and wash hand basin, part-tiled walls and airing cupboard.

### BEDROOM 1

14' 1" x 9' 5" (4.30m x 2.88m) With uPVC window to the front aspect and radiator.

### BEDROOM 2

10' 0" x 9' 8" (3.05m x 2.95m) With uPVC window to the side aspect and radiator.

### LOUNGE AREA

17' 9" x 11' 6" (5.43m x 3.52m) A light and spacious room with uPVC window to the front aspect and additional uPVC window and door to the rear garden, radiator and open access to the Dining Area.

### DINING AREA

9' 10" x 5' 7" (3.00m x 1.72m) With uPVC window overlooking the rear garden, space for a dining table, radiator and glazed panel door to the Kitchen.

### KITCHEN

11' 6" x 9' 8" (3.51m x 2.95m) Fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer, integrated electric oven, five-ring electric hob with extractor over, space for a washing machine, fridge and freezer, tiled flooring, chrome radiator, uPVC window overlooking the rear garden and uPVC door to the side aspect.

### GARAGE

15' 4" x 8' 7" (4.68m x 2.62m) Detached garage with up-and-over door to the front aspect, window and pedestrian door to the rear aspect, power and lighting.

### OUTSIDE

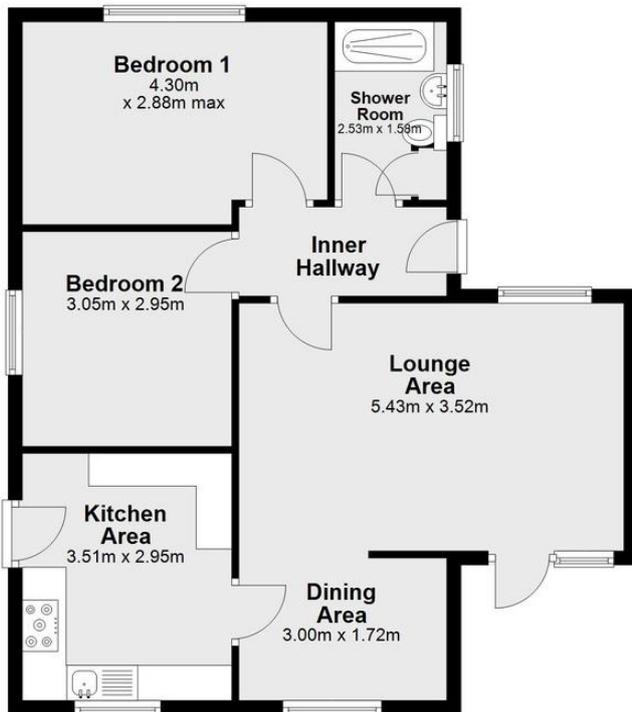
To the front there is a lawned garden and off-street parking via a private driveway. The rear garden is enclosed and laid to lawn, providing a private outdoor space.



Bracebridge Heath continues to attract buyers of all ages due to its combination of village charm, practical amenities, and superb transport connections -making 10 Home Close an excellent choice for those looking to downsize, retire, or enjoy single-storey living in a well-served location.

Bracebridge Heath boasts a wide range of local facilities including:

- A Co-op food store, pharmacy, post office and GP surgery
- Takeaways, cafés, and pubs including The Bull and The Homestead
- A community library and village hall
- Local parks and walking routes including access to open countryside.



Total area: approx. 76.5 sq. metres

For Illustration Purposes Only  
Plan produced using PlanUp.

**10 Holme Close**

There are a number of highly regarded schools nearby, including:

- Bracebridge Heath St John's Primary Academy (within walking distance)
- The Priory Academy LSST and Sir Robert Pattinson Academy a short drive away
- Lincoln College and the University of Lincoln easily accessible for further education.

The village benefits from:

- Regular bus services into Lincoln and surrounding areas
- Quick access to the A15, A46, and Lincoln Eastern Bypass for commuting
- Lincoln Central Train Station just over 3 miles away, offering direct links to Newark, Nottingham, and London Kings Cross.

Leisure & Lifestyle

- Enjoy scenic walks and cycling routes in nearby South Common and Washingborough Nature Reserve
- Easy access to Branston Golf & Country Club, The Lawn complex, and The Collection museum
- All the amenities, shops, restaurants, and cultural attractions of Lincoln City Centre just a short drive away.

**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](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**

SIBS & Better Edge, 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 Calum 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**

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.
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29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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