



21 Quintin Close

Bracebridge Heath, Lincoln, LN4 2LW

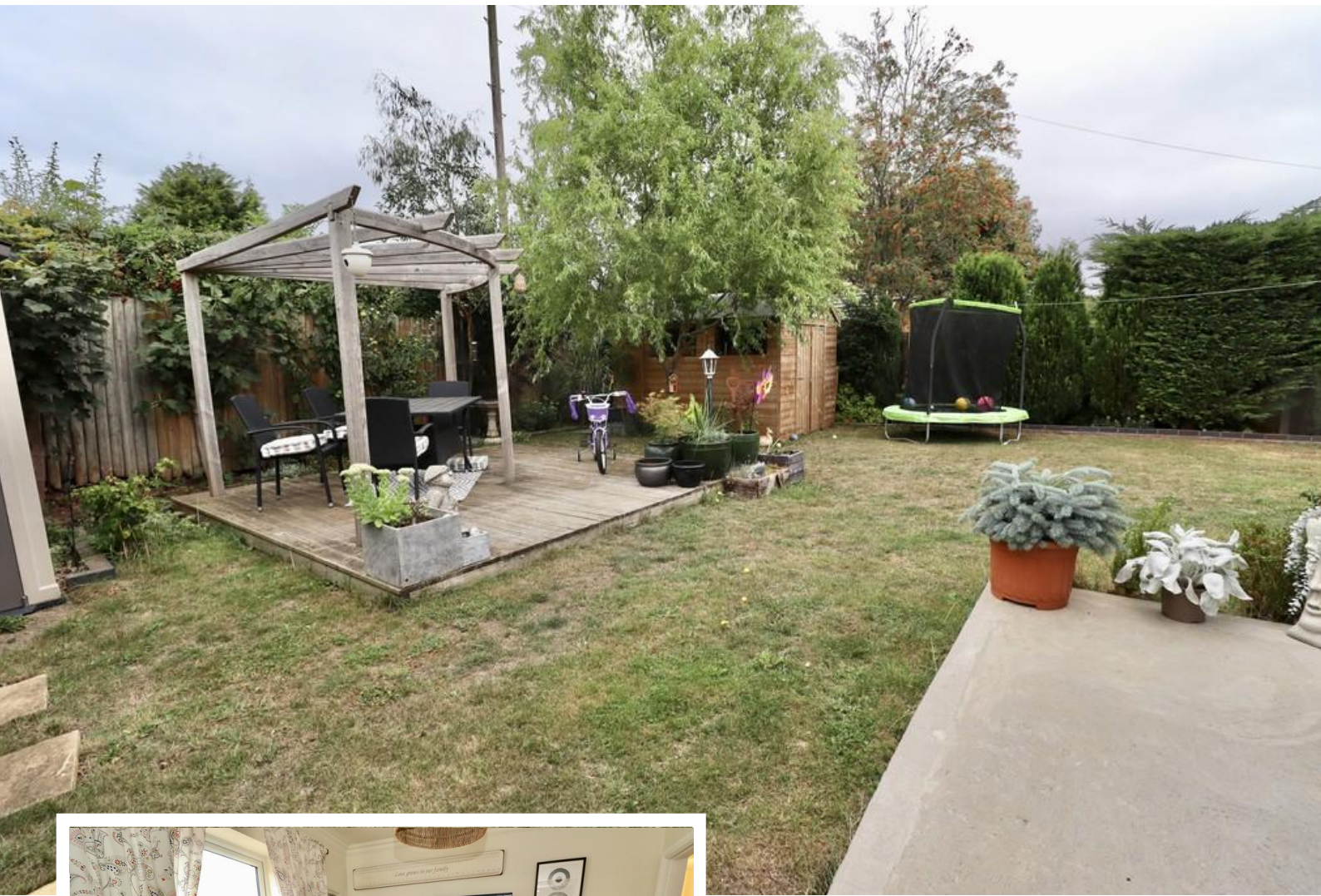


Book a Viewing!

£350,000

An extended and beautifully enhanced three Bedroom detached bungalow, positioned at the end of a peaceful cul-de-sac in the ever popular village of Bracebridge Heath. Designed with modern family living in mind, this impressive home offers generous and versatile accommodation. The Entrance Hall leads through to a Spacious Lounge, Dining Room, Utility Room, and a well-appointed Kitchen with adjoining Dining Area. The property provides three comfortable Bedrooms, including a superb master with En-suite Shower Room, and a second Bedroom with En-suite WC that flows effortlessly into a stunning Sun Room - the perfect space to relax and enjoy views over the garden. A contemporary Wet Room serves the remaining accommodation. Externally, the property is equally appealing, boasting a large block-paved driveway with electric vehicle charging point, and a beautiful rear garden offering both privacy and tranquillity – ideal for outdoor entertaining or quiet enjoyment.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — B.

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, take aways, 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

ENTRANCE HALL

With airing cupboard and radiator.

LOUNGE

18' 0" x 12' 6" (5.50m x 3.82m) With double glazed French doors to the rear aspect, wood effect flooring and radiator.

DINING ROOM

11' 1" x 7' 11" (3.38m x 2.42m) With double glazed window to the front aspect and radiator.

UTILITY ROOM

Fitted with a range of base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, wood effect flooring, radiator and double glazed window to the front aspect.

KITCHEN

11' 2" x 9' 11" (3.42m x 3.03m) Fitted with a range of base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap, eye level electric oven and microwave, 5 ring gas hob with extractor fan, spaces for American fridge freezer, and dishwasher, laminate flooring, spotlights, door to the side and double glazed window to the front aspect.

DINING AREA

10' 1" x 10' 1" (3.09m x 3.08m) With double glazed window to the side aspect, laminate flooring and radiator.

BEDROOM 1

13' 5" x 10' 8" (4.10m x 3.26m) With double glazed window to the rear aspect, air conditioning unit and radiator.

EN SUITE SHOWER ROOM

Fitted with a three-piece comprising of shower cubicle, close coupled WC and pedestal wash hand basin, towel radiator, tiled splashbacks and double glazed window to the side aspect.

BEDROOM 2

16' 5" x 9' 2" (5.02m x 2.80m) With air conditioning unit, spotlights and radiator.

EN-SUITE WC

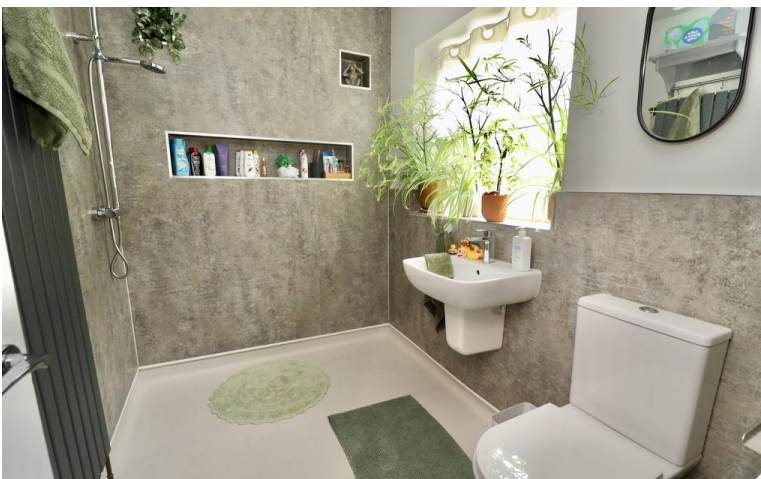
With Japanese style smart WC, wall mounted wash hand basin, hand held shower attachment and spotlights.

SUN ROOM

9' 7" x 8' 9" (2.93m x 2.67m) Accessed via bedroom 2, with double glazed sliding patio doors to the rear garden, double glazed window to the side aspect, roof lantern, air conditioning unit and spotlights.

BEDROOM 3

9' 10" x 9' 7" (3.01m x 2.94m) With double glazed window to the side aspect, double wardrobe and radiator.





WET ROOM

With wet room shower, close coupled WC and wall mounted wash hand basin, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is block paved driveway providing off street parking for multiple vehicles with an electric vehicle charge point. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, decked seating area, timber shed, mature shrubs, trees 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

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

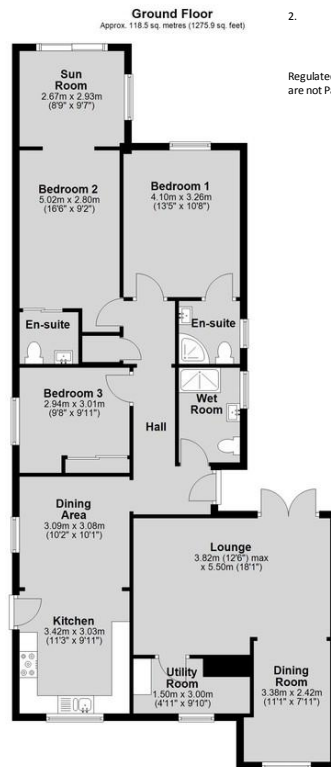
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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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Total area: approx. 118.5 sq. metres (1275.9 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.

