



## 4 Renault Drive

Bracebridge Heath, Lincoln, LN4 2QG



Book a Viewing!

**£245,000**

Situated in a quiet cul-de-sac within the highly desirable village of Bracebridge Heath, just south of the historic Cathedral city of Lincoln, this beautiful two bedroom detached bungalow offers spacious and well maintained accommodation throughout. The property comprises a welcoming Entrance Hallway, a generous Lounge/Diner, a modern fitted Kitchen, two double Bedrooms with fitted wardrobes and a Shower Room. Outside, there is a neatly kept lawned garden to the front, together with a driveway providing ample off street parking and access to a single garage. To the rear, the property enjoys a beautifully maintained enclosed garden, further enhanced by a Garden Room, ideal for enjoying the garden in all weathers. Offered for sale with no onward chain, an early viewing is highly recommended.





#### 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

##### ENTRANCE HALL

With storage cupboard, laminate flooring, radiator and loft access point.

##### LOUNGE/DINER

24' 2 (max)" x 19' 10 (max)" (7.37m x 6.05m) With three double glazed windows to the front and side aspects, decorative fireplace and two radiators.





#### KITCHEN

11' 0" x 10' 0" (3.37m x 3.05m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, spaces for fridge freezer and washing machine, tiled flooring and splashbacks, ceramic sink with side drainer and mixer tap over, double glazed window to the side aspect and door to the garden.

#### BEDROOM 1

13' 3" x 9' 7" (4.06m x 2.94m) With double glazed window to the rear aspect, fitted wardrobe, laminate flooring and radiator.

#### BEDROOM 2

10' 0" x 9' 11" (3.06m x 3.04m) With double glazed window to the rear aspect, fitted wardrobe, laminate flooring and radiator.

#### SHOWER ROOM

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

#### OUTSIDE

To the front of the property there is a lawned garden behind low level wall with inset shrubs and a side driveway providing off street parking for multiple vehicles and access to the single garage. To the rear of the property there is an enclosed garden, mainly laid to lawn with patio seating area, mature shrubs, well-stocked borders, garden shed, and access to the sun room.

#### GARAGE

15' 8" x 8' 6" (4.79m x 2.60m) With electric roller door to the front, personnel door to the rear, light and power.

#### GARDEN ROOM

7' 8" x 6' 2" (2.34m x 1.89m) Accessed via the garden, with power.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

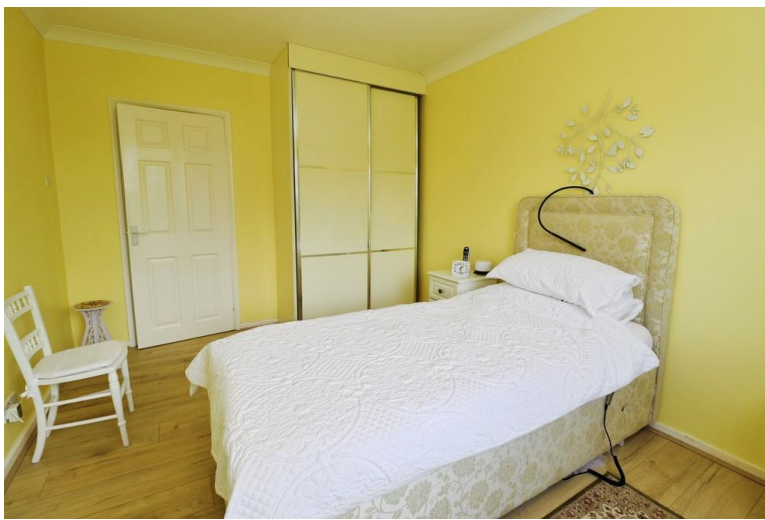
**EPC RATING** – C.

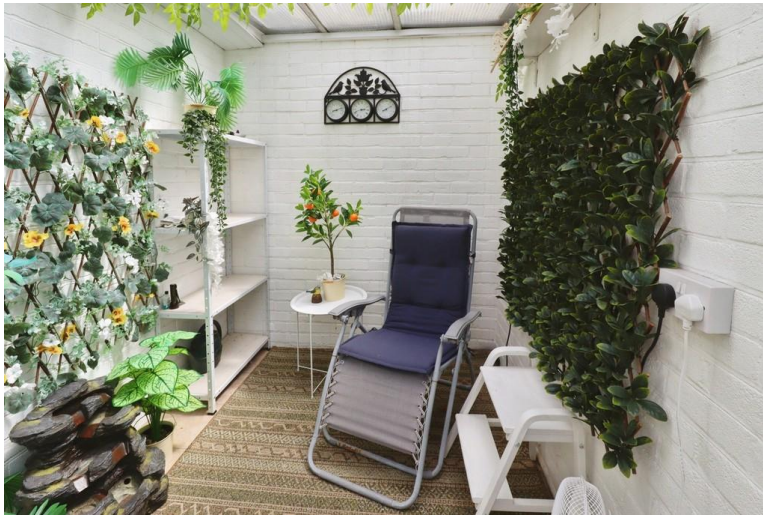
**COUNCIL TAX BAND** – C.

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

**TENURE** - Freehold.

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





**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

#### WEBSITE

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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

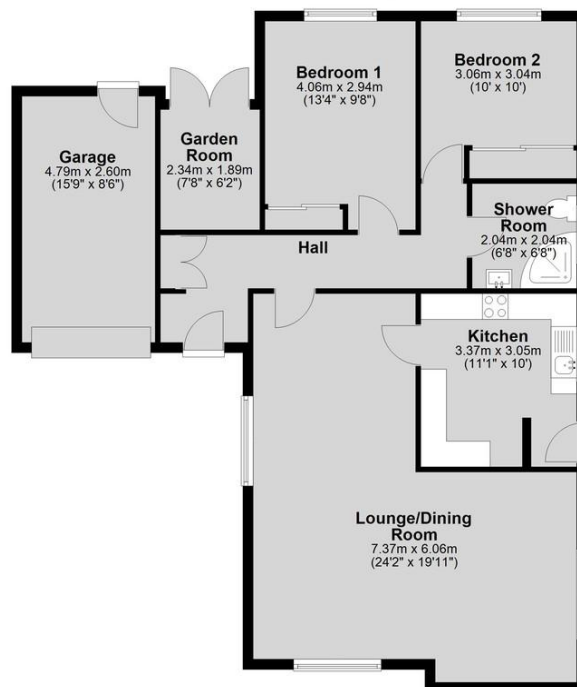
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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#### Ground Floor

Approx. 99.3 sq. metres (1068.6 sq. feet)



Total area: approx. 99.3 sq. metres (1068.6 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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



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