



## 31 Hillman Close

Bracebridge Heath, Lincoln, LN4 2QR



Book a Viewing!

**£200,000**

Situated in a popular residential position within Bracebridge Heath, this Two Bedroom Detached Bungalow offers a fantastic opportunity for buyers looking for single storey living with the benefit of a good sized plot, driveway parking and garage.

The property is offered for sale with No Onward Chain and requires some modernisation, but offers excellent potential for the incoming purchaser to update and personalise the accommodation to their own taste. The layout provides two double bedrooms, a spacious lounge flowing through to a dining area and kitchen, together with a useful sunroom and separate utility space.

The accommodation comprises of an Entrance Hall, Lounge, Dining Area, Kitchen, Utility Room, Sunroom, Two Double Bedrooms and Bathroom.





#### LOCATION

Hillman Close is situated within the popular village of Bracebridge Heath, approximately three miles south of Lincoln. The village offers a good range of everyday amenities, with both a Co-op and Tesco Express within walking distance, alongside local pubs and other facilities. Bracebridge Heath is particularly well positioned for access to Lincoln and the surrounding area, with excellent transport links making it a convenient choice for commuters. Lincoln city centre is easily accessible, whilst the nearby road network provides straightforward connections further afield.

#### ACCOMMODATION

##### ENTRANCE HALL

A spacious entrance hall providing access to the principal reception rooms and bedrooms, access to the loft space and radiator.

##### LOUNGE

17' 8" x 10' 8" (5.38m x 3.25m) A spacious reception room with UPVC double glazed windows to the front aspect and a gas fireplace. The lounge flows naturally through to the dining area and kitchen, creating a good sized central living space. Sliding doors also provide access to the sunroom.





#### DINING AREA

9' 8" x 5' 10" (2.95m x 1.78m) Flowing directly from the lounge, the dining area provides useful additional reception space with UPVC double glazed window overlooking the rear aspect and radiator.

#### KITCHEN

13' 1 max" x 9' 6" (3.99m x 2.9m) Fitted with a range of base and wall mounted units with laminate work surfaces incorporating a stainless steel sink with hot and cold taps, a gas hob with gas oven, space for a washing machine, breakfast bar-style worktop, tiled splashbacks, radiator and UPVC double glazed window to the side aspect.

#### SUN ROOM

7' 9" x 5' 10" (2.36m x 1.78m) An additional versatile reception space with UPVC double glazed window to the side aspect and further sliding doors providing direct access to the rear garden.



#### LEAN-TO/UTILITY

A useful adjoining utility space housing the wall mounted gas boiler, with UPVC double glazed window to the rear aspect and pedestrian door providing direct access to the garden.

#### BEDROOM 1

13' 6" x 9' 7" (4.11m x 2.92m) A good sized double bedroom with UPVC double glazed window to the side aspect, radiator and sliding door wardrobe providing useful storage.

#### BEDROOM 2

9' 7" x 8' 6" (2.92m x 2.59m) A front facing double bedroom with UPVC double glazed window to the front aspect and radiator.



#### BATHROOM

Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, a frosted UPVC double glazed window to the side aspect, radiator and useful built-in storage cupboard.

#### OUTSIDE

The property sits nicely within its plot, with a driveway providing parking for multiple vehicles and access to the garage.

The rear garden is predominantly low maintenance, being mainly laid to patio with a raised deck seating area. The garden is enclosed by secure wall and fenced boundaries, providing a good sized outdoor space with plenty of potential for the new owner to personalise.

#### GARAGE

15' 8" x 9' 9" (4.78m x 2.97m) A useful garage with up-and-over door, providing valuable additional storage and parking.



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#### 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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## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B** (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](#)**

### Ground Floor

Approx. 84.8 sq. metres (912.9 sq. feet)



Total area: approx. 84.8 sq. metres (912.9 sq. feet)

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**Lincoln**  
**LN2 1AS**  
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