17 Lagonda Close

Bracebridge Heath, LN4 2QH

Book a Viewing!

£260,000

Situated within the ever popular village of Bracebridge Heath, this well proportioned Three Bedroom Detached Bungalow offers versatile single storey accommodation and is offered to the market with the significant advantage of No Onward Chain.

Internally, the accommodation includes a spacious dual aspect lounge, separate dining area, fitted kitchen, useful side porch, three bedrooms and bathroom. The property also benefits from excellent built-in storage and gas central heating.

Externally, both the front and rear gardens have been designed with ease of maintenance in mind, while a generous driveway provides off-road parking for multiple vehicles and leads directly to the single garage.

With its practical layout, manageable gardens and highly convenient village position, this is an excellent opportunity for buyers looking to make a bungalow their own within Bracebridge Heath.

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LOCATION

The property is situated in a quiet cul-de-sac within the ever-popular village of Bracebridge Heath, just south of Lincoln and particularly well positioned for buyers looking to combine the convenience of village living with easy access to the city.

The village offers an excellent selection of everyday amenities, including Tesco, Co-op and a Post Office, together with popular pubs and other local facilities. Families are also well catered for, with local schooling and The Priory Academy LSST within convenient reach.

Bracebridge Heath benefits from useful transport connections into Lincoln and towards the surrounding road network, while Lincoln itself is only a short drive away. The historic city provides an extensive selection of shops, restaurants, leisure and cultural attractions alongside its well-known Cathedral Quarter.

With everyday amenities close at hand, convenient access to Lincoln and an established village community, Bracebridge Heath continues to offer an appealing setting for those wanting to remain close to the city while enjoying the benefits of village life.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall providing access to the principal rooms within the bungalow, radiator, useful built-in storage cupboards and access to the loft void.

LOUNGE
19' 7" x 12 max' (5.97m x 3.66m) A particularly spacious, dual aspect reception room benefiting from UPVC windows to both the front and side aspects, allowing plenty of natural light into the space, electric fire with fireplace surround provides an attractive focal point and two radiators complete the room.

DINING AREA
9' 8" x 9' 3" (2.95m x 2.82m) A useful separate dining area with ample space to accommodate a family dining table. The room provides convenient access between the lounge and kitchen, creating a natural flow through the principal living spaces. With UPVC window to the side aspect, radiator and glazed panelled door providing access to the entrance hallway.

KITCHEN
9' 6" x 7' 6" (2.9m x 2.29m) A fitted kitchen offering a range of base and wall units with complementary work surfaces, stainless steel sink with hot and cold taps, tiled splashbacks, electric oven with electric hob, spaces for a fridge, freezer and washing machine, tiled effect flooring and a UPVC window overlooking to the side aspect. Access leads through to the useful side porch.

SIDE PORCH
Providing an additional entrance to the bungalow and useful storage space, door giving access to the side of the property, incorporates further utility storage, houses the gas boiler within a storage cupboard and frosted UPVC glazing.

BEDROOM 1
13' 4" x 9' 7" (4.06m x 2.92m) A well proportioned double bedroom positioned to the rear of the bungalow, UPVC window, radiator and useful built-in wardrobe storage.

BEDROOM 2
10' 9" x 8' 6" (3.28m x 2.59m) With UPVC window overlooking the rear aspect and radiator.

BEDROOM 3
10' 9" x 6' 7" (3.28m x 2.01m) A versatile third bedroom with UPVC window, radiator and useful built-in cupboard storage. Depending on the requirements of the new owner, this flexible room would be equally well suited as a guest bedroom, home office, hobby room or nursery.

BATHROOM
Bathroom fitted with a three piece suite comprising panelled bath with mains shower over, WC and wash hand basin with useful vanity cupboard storage, tiled splashbacks, vinyl flooring, radiator and a frosted UPVC window to the rear aspect.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C (North Kesteven District Council).

TENURE - Freehold.

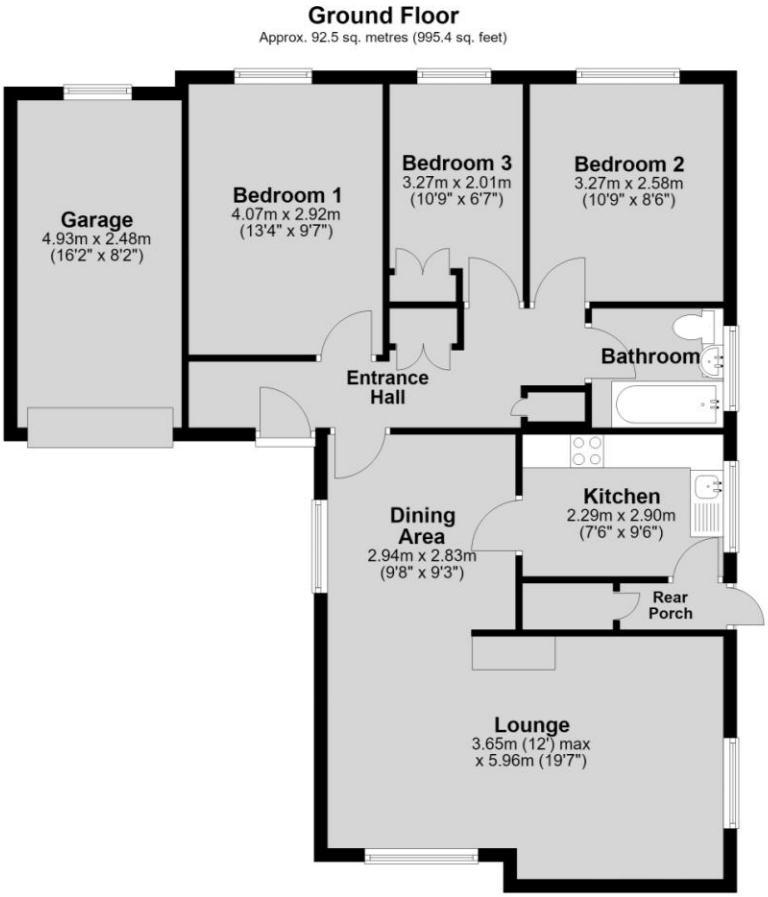
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

OUTSIDE
The property occupies a generous frontage and is set behind a low level brick wall, with the garden designed to provide a particularly low maintenance outside space. The frontage is predominantly gravelled with established borders, while a driveway provides off-road parking for multiple vehicles and leads directly to the single garage. The spacious rear garden is another particularly manageable outdoor space, designed with low maintenance in mind. Predominantly gravelled with concrete pathways, the garden incorporates mature planted borders and a useful garden shed. Secure boundaries provide an enclosed outdoor space, ideal for buyers wanting to enjoy a generous garden without the upkeep associated with a large lawn.

GARAGE
16' 2" x 8' 2" (4.93m x 2.49m) A single garage with up-and-over door and window overlooking the rear aspect, offering useful secure parking or additional storage.



Total area: approx. 92.5 sq. metres (995.4 sq. feet)

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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The Property Ombudsman