



**16 Sycamore Grove, Bracebridge Heath,
Lincoln, LN4 2RD**



Book a Viewing!

£315,000

Ideally situated on a pleasant corner plot within the highly sought after village of Bracebridge Heath, just south of the Cathedral City of Lincoln, this modern Four Bedroom Detached Family Home offers spacious and well presented accommodation throughout. The accommodation comprises an inviting Entrance Hall, Lounge, versatile Playroom, Kitchen/Diner, Utility Room and Cloakroom/WC. To the First Floor are Four well proportioned Bedrooms, including a Principal Bedroom with En-suite Shower Room, together with a stylishly refitted Family Bathroom. Outside, the property enjoys generous gardens to both the front and rear, creating excellent outdoor space for family living and entertaining. A driveway provides ample off-road parking and benefits from an electric vehicle charging point. A viewing is highly recommended to fully appreciate the space, presentation and desirable village location on offer.





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 staircase to the first floor and wood effect laminate flooring.

PLAY ROOM

16' 10" x 7' 8" (5.15m x 2.36m) With double glazed window to the front aspect and radiator.



LOUNGE

13' 5" x 13' 5" (4.11m x 4.09m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace, under stairs storage cupboard, wood effect laminate flooring and radiator.

KITCHEN/DINER

20' 2" x 9' 2" (6.17m x 2.80m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for American fridge freezer, Range cooker and dishwasher, tiled splashbacks, wood effect laminate flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.



UTILITY ROOM

With spaces for washing machine and tumble dryer, tiled flooring, radiator and door to the rear garden.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1

13' 8" x 11' 5" (4.18m x 3.48m) With double glazed window to the front aspect, laminate flooring and radiator.



EN SUITE SHOWER ROOM

5' 8" x 5' 2" (1.74m x 1.60m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator and double glazed window to the front aspect.

BEDROOM 2

11' 5" x 10' 7" (3.48m x 3.12m) With double glazed window to the rear aspect and radiator.

BEDROOM 3 15' 1" x 8' 7" (4.60m x 2.62m) With double glazed windows to the front and side aspects, storage cupboard and radiator.

BEDROOM 4

8' 9" x 8' 9" (2.68m x 2.68m) With double glazed window to the rear aspect, fitted wardrobe and radiator.





BATHROOM

6' 10" x 6' 2" (2.09m x 1.90m) Refitted with a stylish three piece suite comprising of panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on a corner plot with lawned gardens to the front behind low level hedging. There is a driveway providing off-street parking for multiple vehicles with electric vehicle charge point. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, flowerbeds, mature shrubs and garden shed.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.





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](https://www.mundys.net)

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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

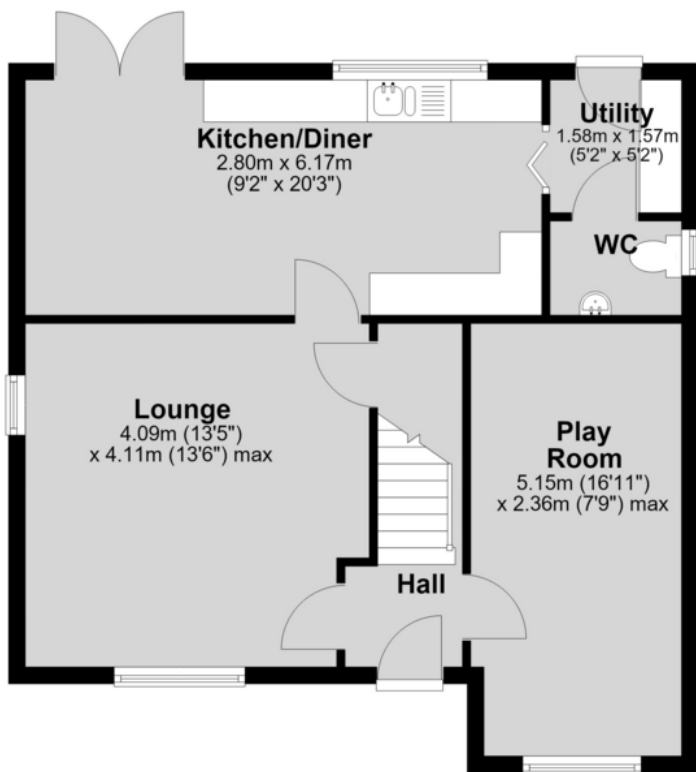
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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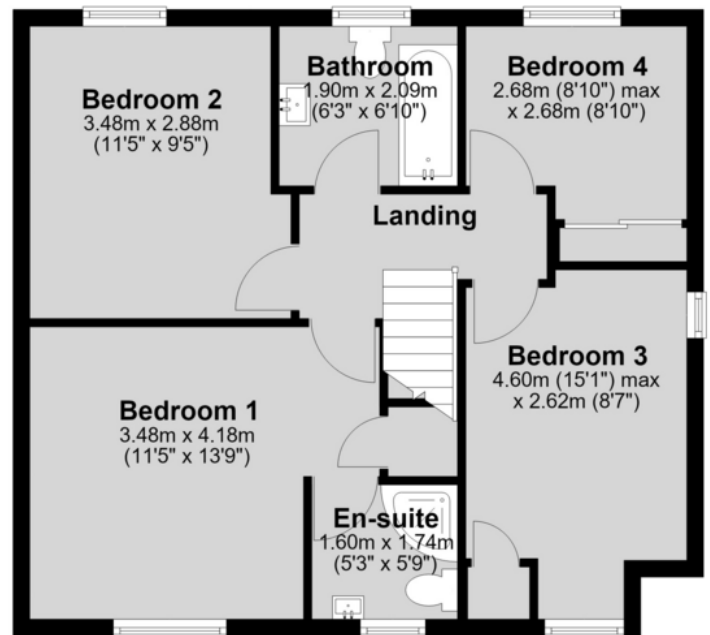
Ground Floor

Approx. 56.6 sq. metres (608.7 sq. feet)



First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 111.9 sq. metres (1204.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

