

60 Sycamore Grove

Bracebridge Heath, Lincoln, LN4 2RD

Book a Viewing!

£190,000

A Three Bedroom Semi-Detached House situated in the popular village of Bracebridge Heath. The property offers accommodation comprising an Entrance Hall, Ground Floor WC, Lounge, Kitchen Diner, Three Bedrooms and a Family Bathroom. Outside, the property benefits from a good sized driveway providing off-street parking, together with gardens to both the front and rear.





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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 uPVC entrance door to the front and access to the ground floor WC.

WC
With uPVC window, WC, hand wash basin and radiator.

LOUNGE
15' 8" x 14' 6" (4.78m x 4.44m) With uPVC window to the front elevation, electric fire with marble hearth and surround, radiator and staircase leading to the first floor landing.







WEBSITE
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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
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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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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KITCHEN/DINER
8' 3" x 14' 6" (2.53m x 4.44m) With uPVC window and double doors leading out to the rear garden, fitted with a range of base units and drawers with work surfaces over, integrated electric oven and four-ring electric hob, space for a washing machine and fridge freezer, wall mounted cupboards with complementary tiling.

FIRST FLOOR LANDING
With uPVC window to the side elevation and access to the roof space.

BEDROOM 1
13' 4" x 8' 3" (4.07m x 2.53m) With uPVC window to the front elevation and radiator.

BEDROOM 2
10' 8" x 8' 3" (3.26m x 2.53m) With uPVC window to the rear elevation and radiator.

BEDROOM 3
10' 1" x 5' 11" (3.08m x 1.81m) With uPVC window to the front elevation, radiator and over stairs storage cupboard fitted with shelving.

BATHROOM
5' 6" x 5' 11" (1.68m x 1.81m) With uPVC window to the rear elevation and suite comprising a bath with shower over, WC and wash hand basin set within a vanity cupboard, together with a radiator.

OUTSIDE
To the front of the property there is a garden laid mainly to lawn with flower beds. The rear garden is laid mainly to lawn with a paved seating area. To the side of the property is a good sized driveway providing off-street parking.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

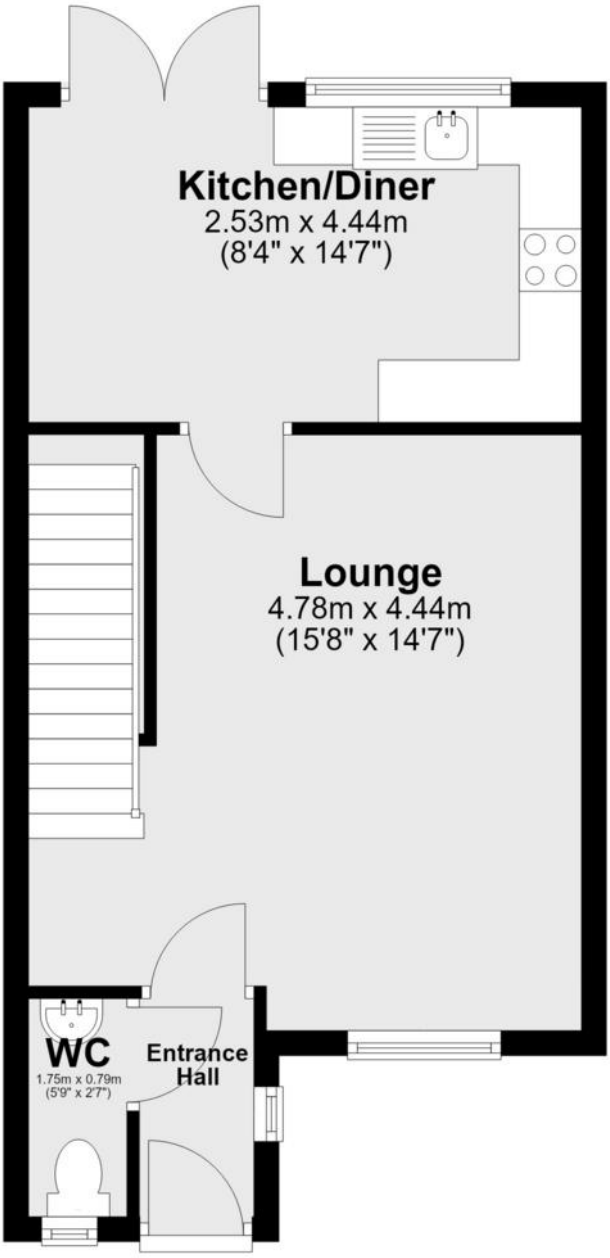
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

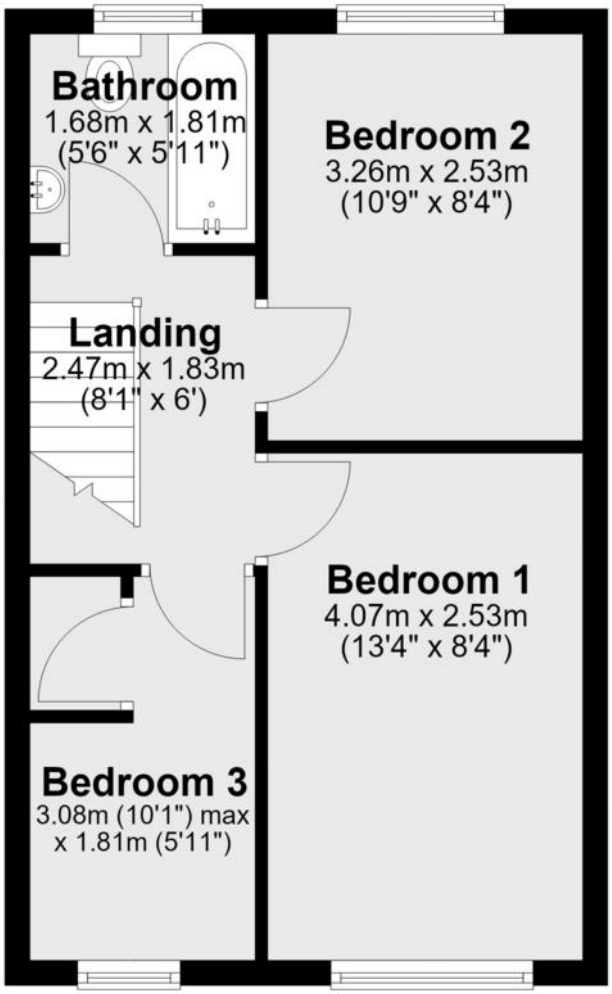
BROADBAND - Check the broadband available for this property - Broadband Checker

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

Ground Floor



First Floor



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Plan produced using PlanUp.

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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 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.

The Property Ombudsman

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