



1 Maple Close

Bracebridge Heath, Lincoln, LN4 2RB

£190,000

A fully refurbished two bedroom semi-detached bungalow in the popular village of Bracebridge Heath. The property has immaculate accommodation comprising of Hall, newly fitted Kitchen, Lounge/Diner, Inner Hall, two Double Bedrooms and a newly fitted Bathroom. The property benefits from a block paved driveway and an enclosed rear garden. The bungalow has undergone a full programme of refurbishment and viewing is highly recommended. This property also benefits from No Onward Chain.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Well-located in the popular medium sized village of Bracebridge Heath which lies approximately two miles South of Lincoln. Bracebridge Heath has its own shops and village amenities, local schooling and easy access to the South of Lincoln City Centre where there are superstores, supermarkets and leisure amenities.



ACCOMMODATION

HALL

With laminate flooring and radiator.

KITCHEN

6' 10" x 6' 8" (2.10m x 2.04m) Newly fitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, Biko electric oven and hob with extractor fan over, spaces for a washing machine and fridge freezer, tiled splashbacks, radiator, spotlights and double glazed window to the front aspect.

LOUNGE/DINER

12' 9" x 11' 8" (3.9m x 3.56m) With double glazed bay window to the front aspect, radiator, laminate flooring and spotlights.

INNER HALLWAY

With loft access point.

BEDROOM 1

11' 8" x 9' 3" (3.56m x 2.82m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

9' 3" x 7' 8" (2.84m x 2.36m) With double glazed window to the rear aspect, radiator and airing cupboard housing the wall-mounted Ideal Instinct gas-fired central heating boiler.



BATHROOM

6' 3" x 6' 2" (1.92m x 1.88m) Fitted with a modern three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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:

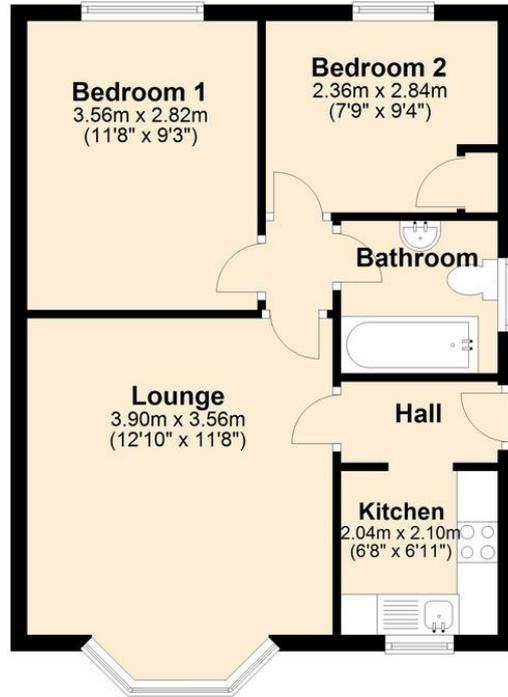
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.



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Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 43.6 sq. metres (468.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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

