



62 Bath Road

Bracebridge Heath, Lincoln, LN4 2TW

£190,000

A beautifully presented three bedroomed mid town house situated in a quiet cul de sac location within the popular village of Bracebridge Heath. The property is within walking distance to the village centre and also within easy access into Lincoln City Centre. The property has recently been redecorated throughout and has newly fitted carpets. Internally the property has accommodation to comprise of Hallway, Kitchen, Lounge and a First Floor Landing leading to three Bedrooms and Bathroom. Outside there is an attractive garden to the rear with a patio seating area and to the front of the property the two allocated parking spaces and a storage cupboard. Viewing of the property is highly recommended and it is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Canwick Road, proceed out of the City and then turn right at the Mill Lodge Beefeater and then continue along where signposted Bracebridge Heath. Turn left onto Bath Road and the property can be located on the right hand side.

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 external door to the front elevation, stairs to the first floor and radiator.

KITCHEN

9' 2" x 8' 7" (2.79m x 2.62m) , with UPVC double glazed window to the front elevation, vinyl flooring and fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan over, space for fridge freezer and plumbing for washing machine.



LOUNGE

15' 4" x 12' 10" (4.67m x 3.91m) , with UPVC double glazed external door and window to the rear elevation, under stairs storage cupboard and radiator.

FIRST FLOOR LANDING

With banister rail, access to the roof void and storage cupboard.

BEDROOM 1

11' 1" x 8' 5" (3.38m x 2.57m) , with UPVC double glazed window to the rear elevation, built-in wardrobes and radiator.



BEDROOM 2

8' 10" x 8' 5" (2.69m x 2.57m) , with UPVC double glazed window to the front elevation, built-in wardrobes and radiator.

BEDROOM 3

8' 0" x 6' 7" (2.44m x 2.01m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

6' 5" x 5' 11" (1.96m x 1.8m) , with UPVC double glazed window to the front elevation, vinyl flooring and suite to comprise of low level WC, wash hand basin and bath with shower over, partly tiled walls and heated towel rail.



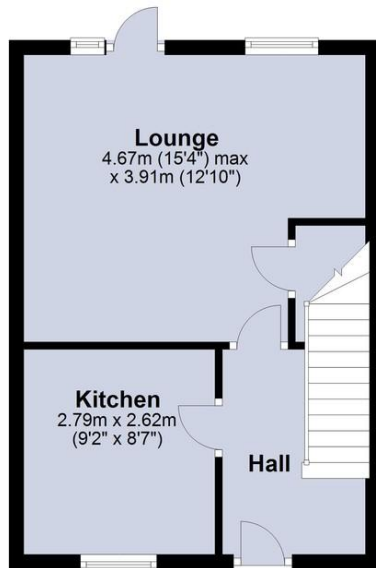
OUTSIDE

To the rear of the property there is an attractive garden which is mainly laid to lawn with a patio seating area and a variety of plants, shrubs and trees. To the front of the property there are two allocated parking spaces and a large storage cupboard.



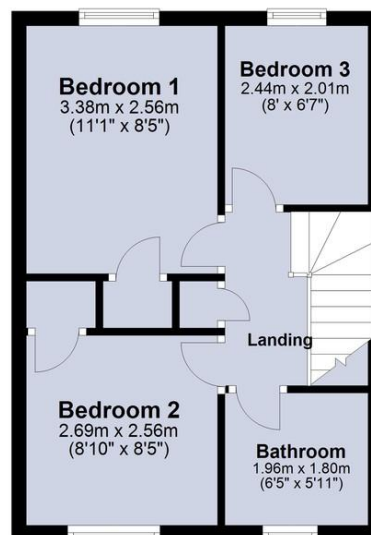
Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 63.7 sq. metres (685.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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

Stills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 are 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.
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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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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