



14 Bentley Drive

Bracebridge Heath, Lincoln, LN4 2QW

£199,950

A two bedroomed detached bungalow positioned in this popular village location of Bracebridge Heath, which lies to the south of the historic Cathedral and University City of Lincoln. Bracebridge Heath has a wide range of local facilities and benefits from the newly built Eastern Bypass (A15/A46). The property is situated in a corner plot position and has internal accommodation to comprise of Entrance Porch, Inner Hallway, Family Bathroom, two Bedrooms, Lounge, Dining Area, Kitchen and Rear Entrance Porch. Outside there are gardens to the front, side and rear and a lawned garden with vegetable plots behind the Single Garage. The property benefits from UPVC double glazing and gas central heating. Viewing is recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln up Canwick Hil and turn right at the top of the hill on to Lincoln Road, which then becomes Canwick Avenue. Proceed into the village and at the traffic lights turn left on to London Road and then right on to Grantham Road (A607) at the next set of traffic lights. Proceed along Grantham Road and Bentley Drive is a turning on the right hand side. Continue past the Lincs & Notts Air Ambulance offices and the property can then be located on the right hand side on the corner.

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

ENTRANCE PORCH

With UPVC door to the side aspect and door to inner hallway.

INNER HALLWAY

With doors to two bedrooms, bathroom, lounge and kitchen, access to the roof void and radiator.

FAMILY BATHROOM

6' 6" x 6' 7" (1.99m x 2.01m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

BEDROOM 1

10' 0" x 13' 1" (3.06m x 4.00m) , with UPVC window to the side aspect and radiator.

BEDROOM 2

8' 11" x 9' 11" (2.73m x 3.04m) , with UPVC window to the front aspect and radiator.

LOUNGE

14' 8" x 11' 0" (4.49m x 3.36m) , with UPVC window to the front aspect, UPVC window and door to the rear garden, archway to the dining area and door to kitchen.

DINING AREA

9' 11" x 6' 4" (3.04m x 1.94m) , with UPVC window to the rear aspect and radiator.

KITCHEN

11' 9" x 10' 0" (3.59m x 3.07m) , with UPVC window to the side aspect, doors to the rear entrance, inner hallway and lounge, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer, spaces for cooker, fridge and washing machine and wall mounted units with complementary tiling below.

REAR ENTRANCE

With UPVC door to the rear aspect and door to boiler cupboard.

BOILER ROOM

Housing the gas central heating boiler.

OUTSIDE

There is a driveway to the side providing off road parking and giving access to the Single Garage. To the rear of the garage there is a lawned garden with vegetable plots. To the rear of the property there is a lawned garden with flowerbeds. To the side of the property there is a further lawned garden with flowerbeds. To the front of the property there are decorative gravel beds.

SINGLE DETACHED GARAGE

With up and over door to the front aspect.





WEBSITE

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SELLING YOUR HOME - HOW TO GO ABOUT IT

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Move with Us and Sell and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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

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29 – 30 Silver Street
Lincoln
LN2 1AS

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

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