



**Vauxhall Road, Bracebridge Heath, Lincoln**

**Asking Price £270,000**

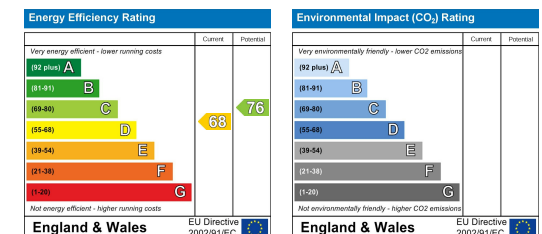
  
**MARTIN&CO**

Vauxhall Road, Bracebridge Heath, Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £270,000

- Detached Bungalow
- Modern and Well Presented
- Conservatory
- Fully Fitted Kitchen with Appliances
- Open Plan Living Diner
- Desirable Location
- Cul-De-Sac Setting
- No Onward Chain
- Tenure - Freehold
- EPC - D / Council Tax Band - C



Three bedroom detached bungalow situated on a quiet cul-de-sac in the desirable village of Bracebridge Heath. Comprising internally of an entrance hall with porch, three bedrooms, four piece bathroom, open plan living dining room, conservatory and a modern fitted kitchen. Externally offering landscaped gardens to the front and rear, driveway parking and a detached garage. Sold with no onward chain.

Bracebridge Heath is a much sought after commuter village benefitting from local amenities to include schooling, doctors practice, police station, shops, takeaways, a post office and much more!

EPC Rating - D  
Council Tax Band - C  
Tenure - Freehold

Porch  
3'11" x 2'1"  
PVC French doors, carpet flooring and a light fitting.

Hallway  
Entering via a glazed PVC door onto carpet flooring, radiator, pendant fitting and access to the partially boarded loft with lighting via a pull down ladder.

Bedroom  
9'11" x 7'8"  
PVC side window, carpet flooring, pendant fitting and a radiator.



#### Bathroom

8'0" x 6'10"

Fully tiled room with a four piece suite to include a low level WC, pedestal wash basin, panel bath and a corner cubicle housing the mains thermostatic shower. Spot lit ceiling, PVC side window, extractor and a heated towel rail.

#### Bedroom

11'7" x 10'2"

PVC front facing window, carpet flooring, pendant fitting and a radiator.

#### Bedroom

14'4" x 11'0"

PVC side window, carpet flooring, pendant fitting and a radiator.

#### Living Room

17'11" x 11'11"

PVC windows to the front and rear, carpet flooring, radiator and light fittings. Gas fireplace has been decommissioned.

#### Dining Room

11'0" x 6'10"

PVC sliding patio doors leading to the conservatory, wood effect laminate flooring, light fitting and a radiator.

#### Kitchen

11'2" x 10'0"

Modern high gloss base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fully fitted to include a double oven, electric hob with extractor over, integrated fridge freezer, dishwasher and washing machine. Wood effect laminate flooring, PVC rear window, ceiling lighting and PVC side door. Shelved

storage cupboard houses the Ideal combination boiler and mains consumer unit.

#### Conservatory

11'0" x 10'5"

Part brick, part PVC construction with tiled flooring and a ceiling fan. PVC french doors lead out to the rear garden.

#### Garage

15'7" x 8'11"

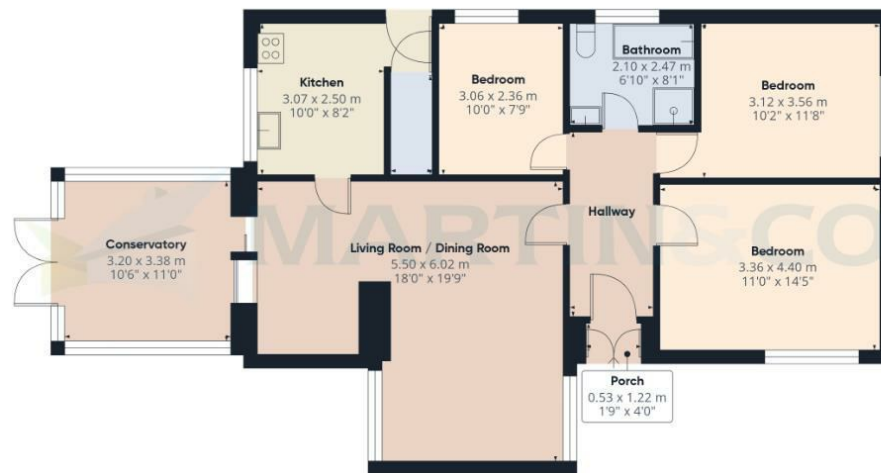
Up and over door to the front, window to the rear, light and power.

#### Outside

To the front is a landscaped garden for low maintenance with laid gravel and planted borders to the side. A long concrete driveway leading down the side towards the garage suitable for multiple vehicles to park off road. The rear south facing garden has also been pleasantly landscaped to include a laid lawn, gravelled areas and borders for planting. Also to include an extensive patio seating area, water supply and gated access to the front.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

109.9 m<sup>2</sup>

1182 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

