



**10 Jensen Road**  
Bracebridge Heath, LN4 2QU



Book a Viewing!

**£315,000**

An immaculately presented Extended Three Bedroom Detached Bungalow, occupying a desirable position within the ever popular village of Bracebridge Heath, enjoying open field views to the rear. Finished to an excellent standard throughout, the property offers bright, spacious and versatile accommodation with a stunning triple aspect Family Room Extension and beautifully maintained gardens. Offered for sale with no onward chain, this is a superb turn key home ready to be enjoyed. The accommodation comprises of an Entrance Hallway, Lounge, Modern fitted Kitchen, Family Room, Three Bedrooms, Bathroom and an additional Shower Room.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **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, take aways, 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.



## PORCH

## LOUNGE

17' 6 max" x 11' 11" (5.33m x 3.63m) A spacious front facing reception room with dual aspect UPVC double glazed windows to the front and side, allowing excellent natural light. Featuring a marble fireplace with electric fire, built-in storage cupboard and radiator.

## KITCHEN

13' 3" x 7' 11" (4.04m x 2.41m) A modern fitted kitchen comprising of a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap, integrated fridge, dishwasher and washing machine along with a double electric oven, electric hob and extractor. Laminate flooring, tiled splashbacks, radiator and UPVC double glazed window to the side aspect.



## FAMILY ROOM

15' 2" x 8' 10" (4.62m x 2.69m) A fantastic addition to the property, this bright and spacious triple aspect room features windows to both sides and French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Laminate flooring and two radiators, this is an ideal space for relaxing or entertaining.

## INNER HALLWAY

## SHOWER ROOM

An additional contemporary shower room fitted with a shower cubicle, WC and wash hand basin, tiled splashbacks, flooring, radiator, extractor and frosted UPVC double glazed window.

## HALLWAY

## BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.33m) A front facing double bedroom with UPVC double glazed window, built-in wardrobe storage and radiator.

## BEDROOM 2

12' 8" x 10' 11 max" (3.86m x 3.33m) A rear facing double bedroom overlooking the garden with UPVC double glazed window, built-in wardrobes and radiator.

## BEDROOM 3

9' x 5' 11" (2.74m x 1.8m) A versatile third bedroom currently utilised as a home office, suitable as a nursery or guest room with UPVC double glazed window to the rear aspect and radiator.

## BATHROOM

A modern three piece suite comprising of shower cubicle with mains shower, WC, wash hand basin with vanity storage. Finished with tiled splashbacks, flooring, chrome heated towel rail, spotlights, extractor and frosted UPVC double glazed window.





## GARAGE

15' 8" x 9' (4.78m x 2.74m) A single garage fitted with an electric up-and-over door, with power, lighting, rear window and pedestrian door providing access to the garden.

## OUTSIDE

To the rear, the property boasts a beautifully maintained and generously sized garden, mainly laid to lawn and complemented by two separate patio seating areas; ideal for outdoor dining and entertaining. The garden features mature borders, shrubs and raised beds, all enclosed by secure fencing, with an outside tap and lighting. There is direct access into the family room via French doors as well as pedestrian access to the garage.

To the front, the property is set behind a brick wall and benefits from a low maintenance garden laid mainly to gravel. A block paved driveway provides off-street parking for multiple vehicles and gives access to the garage with a continuation of the block paving forming a pathway leading to the front door.

## 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](http://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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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.

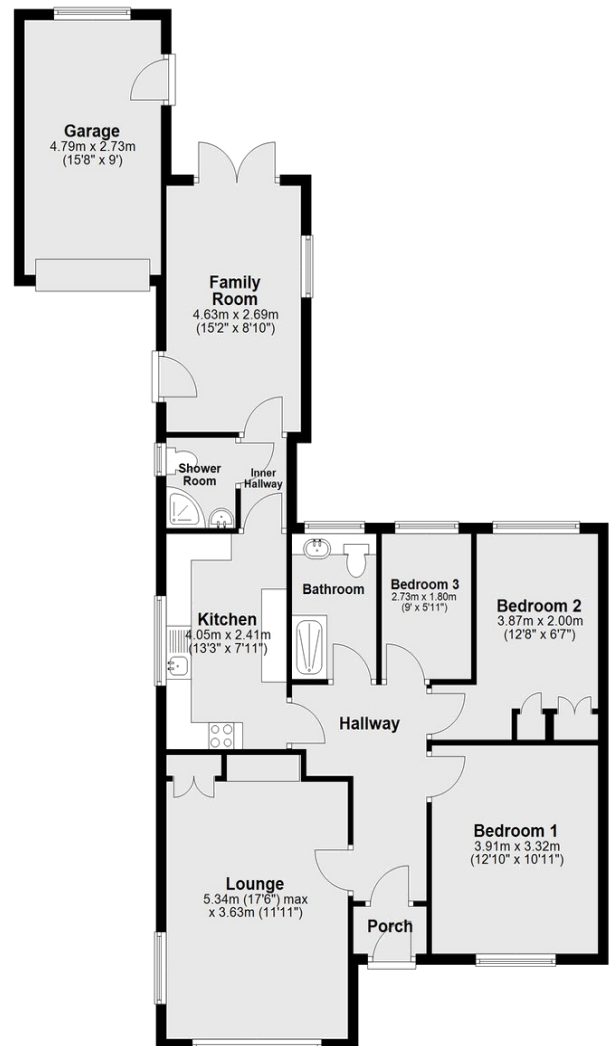
## GENERAL

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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**Ground Floor**  
Approx. 104.1 sq. metres (1120.2 sq. feet)



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)

**29 – 30 Silver Street**  
**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 and 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.



[www.mundys.net](http://www.mundys.net)