



## The Link, Bracebridge Heath



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### Offers over £220,000

- Detached Bungalow
- Three Bedrooms
- Garage & Driveway
- NO ONWARD CHAIN
- Popular Location
- Village Location
- Tenure: Freehold
- EPC Rating D



Spacious Three Bedroom Detached Bungalow located in the highly sought after village of Bracebridge Heath. The property is perfectly positioned within walking distance of a range of local amenities, including shops, supermarkets, schools, doctors surgery and excellent transport links, whilst Lincoln city centre is also easily accessible. The property further benefits from gas central heating, UPVC double glazing and is being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Lounge Diner, Kitchen, Two Double Bedrooms and Bathroom. Externally the property offers a lawned garden and driveway with room for up to four cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio area.

### Entrance Hall

With access to storage cupboard.

### Lounge 16'10" x 11'4" (5.1m x 3.5m)

With a window to the front aspect and radiator.



### Kitchen 12'8" x 8'0" (3.9m x 2.4m)

With a window to the side aspect and door leading to the rear garden. Fitted with wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood and space for a fridge/freezer.

### Bedroom One 12'11" x 10'11" (3.9m x 3.3m)

With a window to the front aspect, fitted wardrobe and radiator.

### Bedroom Two 12'8" x 7'10" (3.9m x 2.4m)

With a window to the rear aspect and radiator.

### Bedroom Three 8'0" x 6'0" (2.4m x 1.8m)

With a window to the rear aspect and radiator.

### Bathroom 8'0" x 5'3" (2.4m x 1.6m)

With a window to the rear aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

### Outside

Externally the property offers a lawned garden and driveway with room for up to four cars leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio area.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



**GROUND FLOOR**  
741 sq.ft. (68.8 sq.m.) approx.

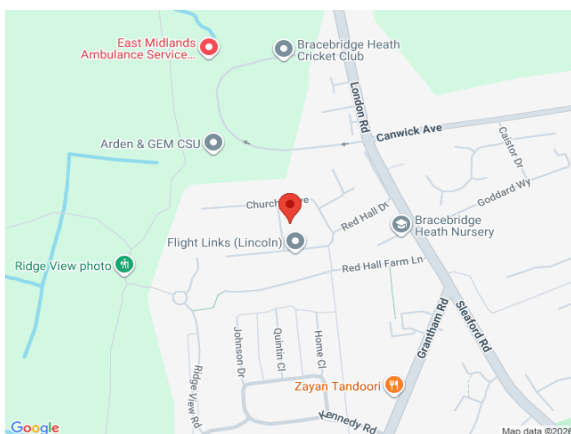


THE LINK, LN4 2JU

TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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