



- Semi-Detached House
- Well-Presented Throughout
- Generous Conservatory
- Enclosed Rear Garden
- Two Bedrooms
- Kitchen/Diner
- Driveway For Two Vehicles
- Close To Local Amenities

Sycamore Grove, Bracebridge Heath, LN4 2RD
Guide Price £170,000 - £185,000





Starkey&Brown is delighted to offer for sale this two bedroom semi-detached property positioned on Sycamore Grove within the popular area of Bracebridge Heath. The property offers spacious living throughout and makes it an ideal purchase for first time buyers, people looking to downsize or investors. Accommodation comprises an entrance porch leading to a bright and comfortable living room featuring a box bay window to the front aspect and a kitchen diner overlooking the rear garden. A conservatory to the rear aspect - offering additional living space with patio doors leading to the rear garden. Rising to the first floor there are two bedrooms, with the master bedroom benefitting from a storage cupboard. Completing the first floor there is a three-piece bathroom suite. Further benefits of the property includes gas central heating and uPVC double-glazing throughout. Externally the property has a lawned rear garden with patio area and creates a pleasant outdoor space for relaxing and entertaining. To the front of the property there is a block paved driveway providing off street parking for two vehicles. Bracebridge Heath is highly regarded due to great amenities nearby this includes schooling, a doctors surgery, public houses, Co-op food store, post office, shops and a regular bus route to Lincoln city centre. Council tax band: B. Freehold.



uPVC door leading into:

Porch

Further internal door leading to:

Lounge

15' 2" max x 11' 0" (4.62m x 3.35m)

A box bay window to the front aspect, a coved ceiling, a radiator, carpeted, and a staircase rising to the first floor. Access to:

Kitchen Diner

15' 2" x 6' 10" (4.62m x 2.08m)

A range of wall and base units with countertops, a stainless steel sink with mixer tap, a wall-mounted boiler (installed 2021 and serviced annually), space and plumbing for a washing machine, space for a fridge freezer, a 4-ring electric hob with an overhead extractor fan, an integrated electric oven, tiled splashback, tiled flooring, a radiator, and a uPVC double-glazed door to the rear aspect. Access to:

Conservatory

7' 0" x 14' 5" (2.13m x 4.39m)

Birch and uPVC construction, uPVC double-glazed windows to the rear, French doors to the rear, and tiled flooring.

First Floor Landing

Carpeted and loft access.

Bedroom 1

12' 5" max x 10' 1" (3.78m x 3.07m)

Two uPVC double-glazed windows to the front aspect, a radiator, a recess for a wardrobe, and built-in storage.

Bedroom 2

7' 10" x 7' 10" (2.39m x 2.39m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and carpeted.

Bathroom

Three-piece suite comprising panelled bath with overhead shower, a low-level WC, a wash hand basin, tiled walls, laminate flooring, a frosted double-glazed window to the rear aspect, a chrome radiator towel rail, and an extractor fan.

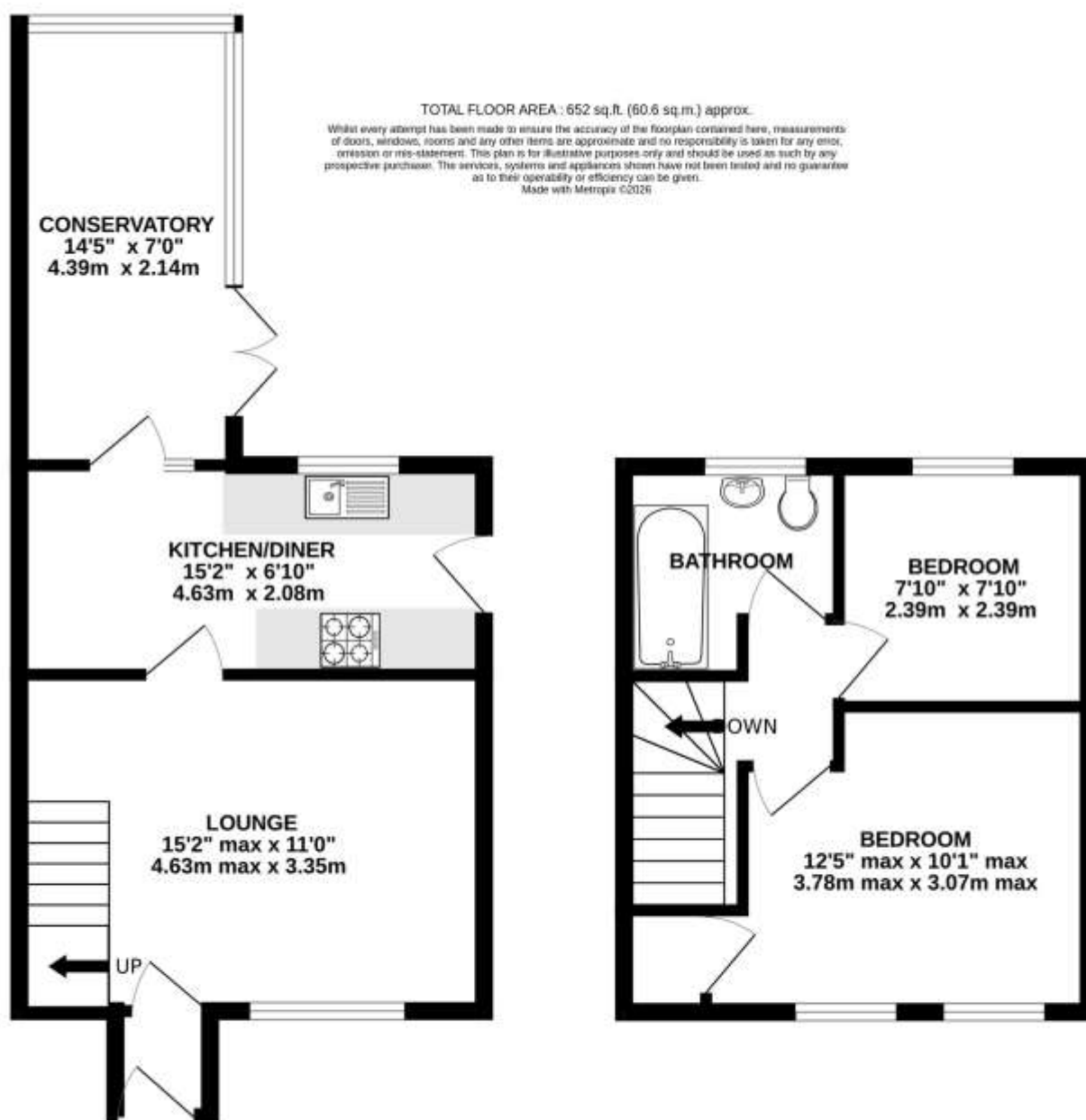
Outside Front

To the front of the property, there is a block-paved driveway providing off-street parking for two vehicles

Outside Rear

Lawned rear garden with patio area, great outdoor space for relaxing and entertaining.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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