



Shrewsbury Road, Bracebridge Heath, Lincoln

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OLIVER REILLY







# Shrewsbury Road, Bracebridge Heath, Lincoln

- STUNNING SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO AMENITIES
- GENEROUS LIVING ROOM
- LARGE REAR GARDEN & MULTI-VEHICLE DRIVEWAY
- EXCEPTIONAL PRESENTATION!
- 75% SHARED OWNERSHIP
- GF W.C & SPACIOUS DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- Gas CH & uPVC Double Glazing
- NO CHAIN! Tenure: Leasehold. EPC 'B' (84)

## \*\*75% SHARED OWNERSHIP\*\*

Climb onto the ladder and secure this STUNNING semi-detached home constructed in 2022 with REMAINING NHBC WARRANTY in place. Pleasantly positioned in a highly renowned and EXTREMELY WELL-SERVED VILLAGE LOCATION. Close to a wide array of amenities and transport links. Boasting a BRIGHT & AIRY internal layout, presented to an EXCEPTIONALLY HIGH STANDARD. Primed and ready for your INSTANT APPRECIATION!

The copious internal design spans over 900 square/ft of accommodation, comprising: An inviting entrance hall, a ground floor W.C, a SPACIOUS DINING KITCHEN and an equally GENEROUS LIVING ROOM with French doors out to a lovely paved seating area.

The first floor hosts a modern family bathroom and THREE EXCELLENT SIZED BEDROOMS. The copious master bedroom is enhanced by a STYLISH EN-SUITE SHOWER ROOM.

Externally, the house occupies an ENVIABLE Plot. Quietly set back from the road, with an EXTENSIVE MULTI-CAR TANDEM DRIVEWAY. The large rear garden hosts the perfect FAMILY FRIENDLY SPACE, with a small seating area and great scope to inject your own personality!

Further benefits of this BEAUTIFULLY PRESENTED HOME include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: 'B').

WHAT A FIND!... This fabulous family favourite MUST BE VIEWED in order to be fully appreciated!

75% Shared ownership £183,750



ENTRANCE HALL:	12'8 x 3'7 (3.86m x 1.09m)
GROUND FLOOR W.C:	5'7 x 2'9 (1.70m x 0.84m)
SPACIOUS DINING KITCHEN:	15'7 x 9'5 (4.75m x 2.87m)
GENEROUS LIVING ROOM: Max measurements provided.	16'7 x 14'8 (5.05m x 4.47m)
FIRST FLOOR LANDING:	9'8 x 3'8 (2.95m x 1.12m)
MASTER BEDROOM: Max measurements provided.	15'10 x 9'3 (4.83m x 2.82m)
EN-SUITE SHOWER ROOM:	7'5 x 4'9 (2.26m x 1.45m)
BEDROOM TWO: Max measurements provided.	11'7 x 9'3 (3.53m x 2.82m)
BEDROOM THREE:	11'9 x 7'1 (3.58m x 2.16m)
FAMILY BATHROOM:	7'1 x 5'7 (2.16m x 1.70m)

**EXTERNALLY:**  
The property is set back from the road, in a quiet residential location. The front aspect provides a paved pathway leading to the front entrance door with storm canopy above and external up/down light. The front garden is laid to lawn with a range of complementary mature shrubs. The left side aspect provides an EXTENSIVE MULTI-VEHICLE BLOCK PAVED DRIVEWAY. Ensuring tandem off-street parking. A timber side personal gate opens into the GENEROUS and FULLY ENCLOSED rear garden. Predominantly laid to lawn. Hosting a small paved seating area, directly from the uPVC double glazed French doors in the living room. There is an external light, fully fenced side and rear boundaries.

**Approximate Size: 904 Square Ft.**  
Measurements are approximate and for guidance only.







#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Tenure: Leasehold.

Sold with vacant possession on completion.

#### Lease Information:

Length of Lease: 125 years from 20th August 2021.

Current Service and Rent Charge at 25%: Approximately £225.03 per month. Payable to the Sparrow Shared Ownership Limited. We understand that there are provisions to purchase further shares for the property. For potential buyers whom have/want pets, this decision will depend on kind of animal, how many and if the property is a flat or house. Please speak to the agent for any additional information. All of the above information has been provided. All of the above information has been provided by the vendor and has not been verified by the agent.

#### Local Authority:

North Kesteven District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'B' (84)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### What Is Shared Ownership?

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Sparrow Shared Ownership. Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? \*You purchase the share of the property with a mortgage or cash sum, \*You pay a service charge to Sparrow Shared Ownership.

#### Sparrow Shared Ownership Limited:

Any prospective purchaser will need to complete an application form and be approved by Sparrow Shared Ownership before the sale can be finalised.

Please visit: <https://sparrowsharedownership.co.uk/> For further information please speak to the agent, who can provide the relevant application forms.

#### Local Information & Amenities: Bracebridge Heath:

Bracebridge Heath is perfectly positioned for ease of access to the historic City of Lincoln. Set approximately 2 miles away. Boasting great connectivity to the A46, A15 and A607. Hosting links to Newark, Sleaford and Grantham. There are a great range of popular school catchments to hand, including St John's Primary Academy and The Priory Academy LSST, secondary school. There are a great range of amenities on hand, such as: Tesco Express, Co-op, a post office, primary schools, public library, pharmacy, doctors surgery, a selection of public houses, restaurants, takeaways and a popular village hall/ social club.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

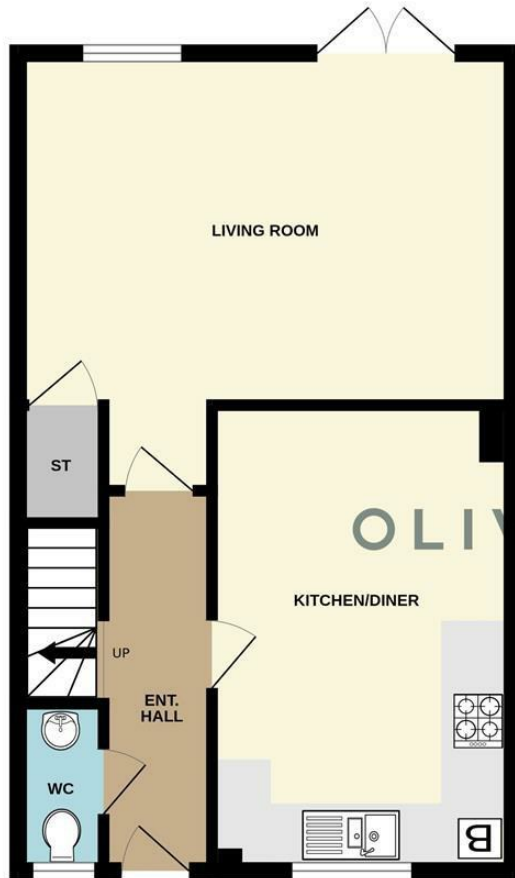




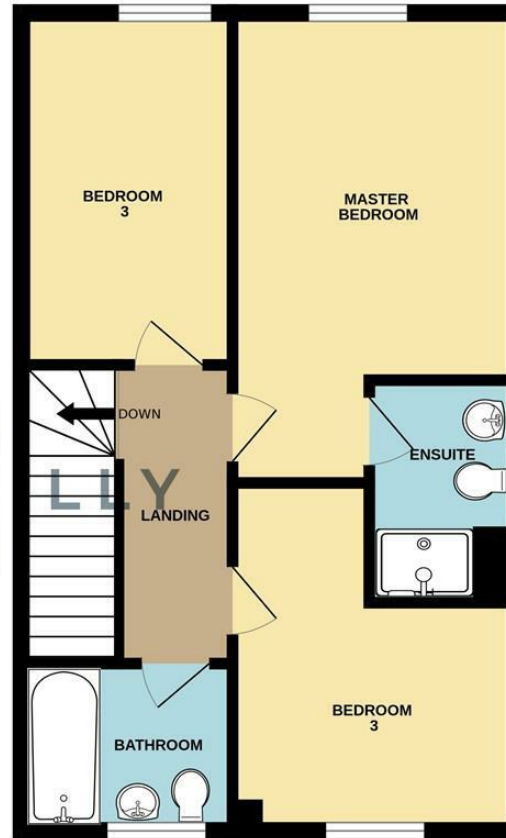




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	