



20, Oakdene Avenue

Bracebridge Heath | Lincoln | LN4 2RA

£175,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 20

Oakdene Avenue | Bracebridge Heath

Lincoln | LN4 2RA

£175,000

A Refurbished Semi Detached Bungalow in the popular Bracebridge Heath location. Many local shopping, leisure and other amenities within the area including a Doctors, Post Office, Pharmacy, Tesco Express and Co-Op Food Store and schooling for all ages. There are takeaway outlets and a choice of pubs all serving food. Anyone needing more services can catch the bus or drive into Lincoln City Centre which is less than five miles.

The bungalow has a Fitted Kitchen and Shower Room, new flooring and redecoration. It is warmed by gas radiator heating and retained with the help of uPVC double glazing. The well presented accommodation comprises in brief: Side Entrance Lobby, Living Room, Re-Fitted Kitchen, Inner Hallway, Two Bedrooms and Re-Fitted Shower Room. Outside there is a Small Frontage, Parking for one Car and a Rear Garden with Large Shed. This bungalow is available with no onward chain.

- Refurbished Semi Bungalow
- Sought After Location
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- New Flooring & Decor
- Living Room
- Two Bedrooms
- Gardens & Parking Space

#### Side Entrance Lobby

Approached via uPVC double glazed entrance door. Two uPVC double glazed side screens. Inner door to:-

#### Living Room

11'7 min x 12'10 (3.53m min x 3.91m)

Bow window to front. Double radiator. Coving. White panel effect doors to Kitchen and Inner Lobby.







#### Re-Fitted Kitchen

6'10 x 10'2 (2.08m x 3.10m)

Modern grey wall and base units. Black work-surfaces with inset black/crackle effect single drainer sink. Built-in stainless steel electric oven. Electric hob and extractor in stainless steel canopy over. Wall mounted cupboard housing gas boiler. Window to rear. Half uPVC panelled and half double glazed stable door to garden. Space for washing machine and space for fridge/freezer.

#### Inner Hallway

Access to loft. White panel affect doors off.

#### Bedroom One

9'3 x 11'8 (2.82m x 3.56m)

Window to front. Radiator.

#### Bedroom Two

9'3 x 11'8 (2.82m x 3.56m)

Currently used as a separate Dining Room. Window to rear. Radiator. Storage cupboard/wardrobe.

#### Re-Fitted Shower Room

Modern white suite of double step-in 'rain' shower. Trough style sink in vanity with white high-gloss double cupboard under. Low Level W.C. Pale grey tiling to coving height. Chrome towel rail.

#### Small Front Garden

Lawn.

#### Parking Space

Block paved parking for one car.

#### Rear Garden

Patio. Lawn and large timber shed with electric.

#### Additional Information

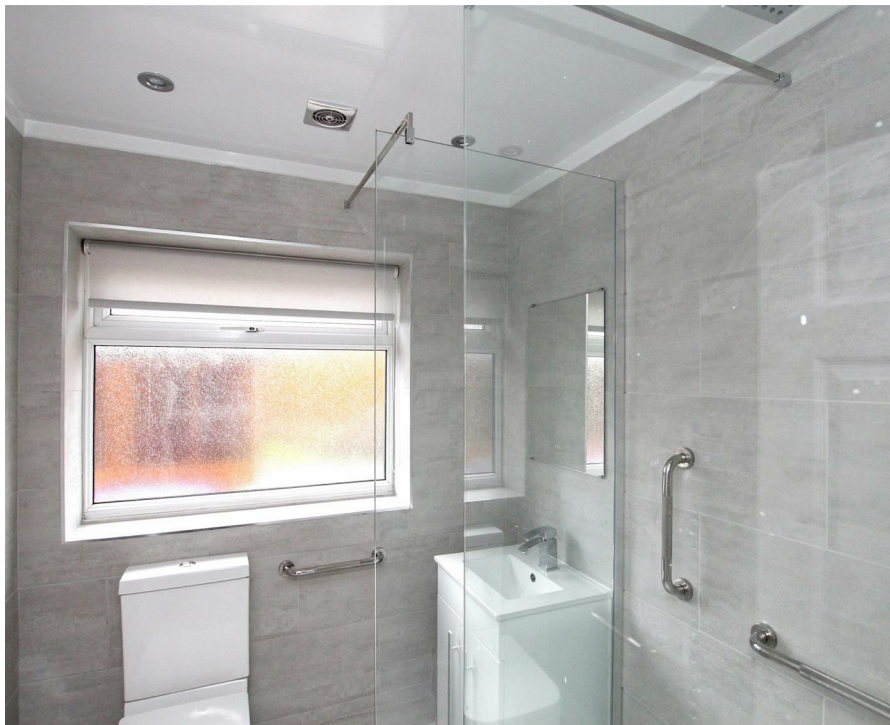
Tenure: Freehold

Services: All mains services are connected

Council Tax: Band A - North Kesteven


E.P.C. Rating: D - However, a new boiler has been installed since this E.P.C. was commissioned, so the possible Rating could have improved to a C if you look through the E.P.C. Report

Agents Note: There is a connection to the seller of this bungalow and a member of staff at Perkins, George, Mawer & Co



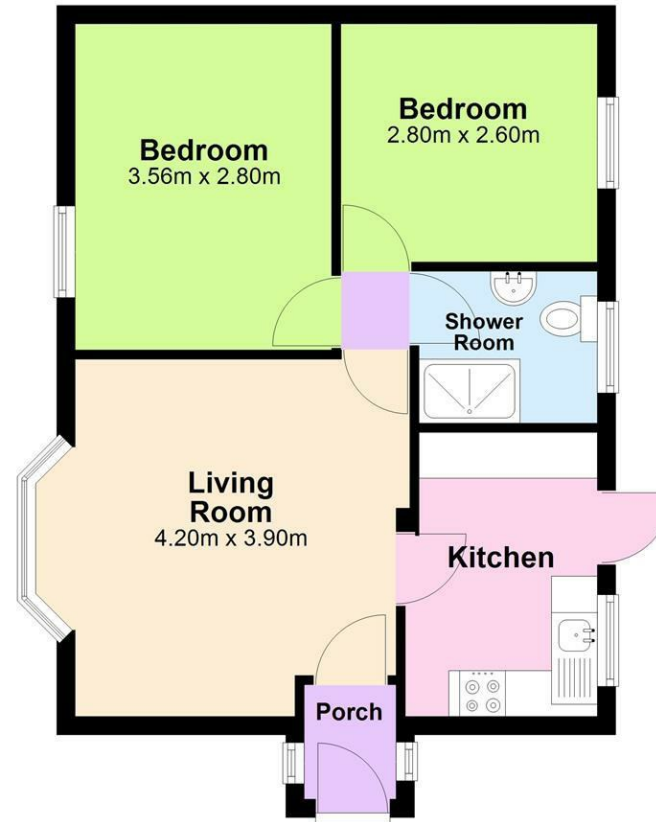


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>89</b>
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC 

#### Ground Floor

Approx. 44.0 sq. metres



Total area: approx. 44.0 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

#### Agents Note:

Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.