



- Detached Bungalow
- Extended Garden Room
- Three-Piece Bathroom Suite
- Popular Village Location

- Well-Presented Throughout
- 46ft Workshop/Garage
- Well Maintained Rear Garden
- Being Sold With No Onward Chain!

Churchill Avenue, Bracebridge Heath, LN4 2JX
£275,000





Starkey&Brown is delighted to offer for sale this spacious two-bedroom detached bungalow positioned on Churchill Avenue within the sought-after village of Bracebridge Heath. The property is formally a three-bedroom bungalow and has been thoughtfully reconfigured to create generous and versatile living with the addition of an impressive garden room to the rear. Being sold with no onward chain and has been well maintained for the next owners to move straight in. Accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious lounge positioned to the front aspect, two generous double bedrooms, alongside a well-appointed three-piece family bathroom. The true hub of the home is the open-plan kitchen dining area, which offers excellent space for everyday living and entertainment. The sociable room flows seamlessly into the garden room, creating a wonderful open-plan living environment with French doors opening directly onto the rear garden. Externally, there is a generous driveway providing off-street parking for multiple vehicles extending to the side. A real standout feature is the substantial garage/workshop measuring an excess of 46ft. This can be utilised as a workshop, hobby room, extensive storage, or development potential, subject to the necessary planning. The rear garden is beautifully maintained and landscaped, thoughtfully designed with planted borders, mature trees, and seating areas - creating a private and peaceful space. Further benefits include gas central heating and uPVC double-glazing, with the boiler installed in 2025. With excellent local amenities including supermarkets, doctors' surgery, schools, and a regular bus service into Lincoln city centre. Council tax band: B. Freehold.



uPVC composite door leading into:

Entrance Hall

Wood-effect flooring, a storage cupboard and a radiator. Loft access - half boarded, ladder and power. Access to:

Living Room

16' 10" x 11' 11" (5.13m x 3.63m)

Having uPVC double-glazed windows to the front and side aspect, wood-effect flooring, a coved ceiling, a vertical radiator, and a radiator.

Kitchen Diner

23' 4" x 9' 3" (7.11m x 2.82m)

Having a range of matching wall and base units with countertops, a stainless steel sink with a mixer tap, a 5-ring gas hob with overhead extractor fan, space and plumbing for a washing machine, space for a fridge freezer, uPVC double-glazed windows to the side aspect, French doors leading to the rear, tiled flooring, space for a dining table, and a vertical radiator. Access to:

Garden Room

17' 0" x 9' 6" (5.18m x 2.89m)

Having a uPVC double-glazed window to the rear, sky lantern, French doors leading to the rear, LVT flooring, and a radiator.

Bedroom 1

13' 0" x 10' 11" (3.96m x 3.32m)

Having a uPVC double-glazed window to the front aspect, carpeted, a coved ceiling, and a radiator.

Bedroom 2

11' 7" x 10' 11" (3.53m x 3.32m)

Having double doors leading to the garden room, LVT flooring, a coved ceiling, and a radiator.

Bathroom

11' 7" x 7' 9" (3.53m x 2.36m)

Three-piece suite comprising a double shower cubicle, a low-level WC, a wash hand basin with understorage, an airing cupboard housing the boiler (new in 2025 and serviced), tiled wall and flooring, two frosted double-glazed windows into the garden room, a chrome towel rail and an extractor fan.

Outside Front

Tarmac-laid driveway extending to the side, a stone frontage with planted borders.

Outside Rear

Lawned area, a block paved seating and wooden decking areas, mature trees and hedges, a timber built shed, and a greenhouse. Access to

Garage/Workshop

46' 9" x 17' 11" (14.24m x 5.46m)

Up and over door, two personnel doors from the rear, power and electric, three windows looking to the side of the property.





GROUND FLOOR 1608 sq.ft. (149.4 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The contents, fixtures and appliances shown here have been noted and no guarantee is given as to their quantity or efficiency at the time of writing.

Made with Mapbox 12/2020

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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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