



**2 Bluebell Court**  
Bracebridge Heath, Lincoln, LN4 2PY

**POA**

This newly refurbished two bedroom bungalow comprises entrance porch, lounge, inner hallway, modern fitted kitchen, family bathroom and two bedrooms. Outside there are gardens to front and rear and a driveway providing off road parking and giving access to the detached garage.



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### SERVICES

All mains services available. Gas central heating.  
EPC RATING - D. Council Tax Band - A

### ENTRANCE PORCH

UPVC door to front elevation and door to the lounge.

### LOUNGE

14'3" x 19'8" (4.34m x 5.99m) Bay window to front aspect, radiator.

### INNER HALLWAY

With doors to bedrooms, lounge, bathroom, kitchen and an airing cupboard.

### KITCHEN

10'11" x 8'7" (3.33m x 2.72m) with UPV window to the rear, UPVC door to the side elevation, tiled flooring, fitted base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, wall mounted units with complementary tiling below, fitted cooker hood, spaces for a cooker fridge and washing machine and a radiator.

### BEDROOM ONE

10' x 11'7" (3.05m x 3.53m) Window to front aspect, radiator.

### BEDROOM TWO

10'10" x 8'11" (3.3m x 2.72m) Window to rear aspect, radiator.

### BATHROOM

6'5" x 5'6" (1.96m x 1.68m) Window to rear. Tiled floor, partly tiled walls. Bath with shower over, W.C, wash basin, radiator.

### OUTSIDE

To the front of the property there is a paved garden with decorative gravelled beds and to the side there is a driveway providing off road parking and access to the garage. To the rear there is an AstroTurf lawn with decorative gravelled beds and a shed.

### GARAGE

16'8" x 9' (5.08m x 2.74m) with up and over door to the front aspect, door to the rear aspect, power and lighting.

### FURTHER INFORMATION

Pets at landlords discretion, please request in advance as may affect deposit requested. Rent payable by standing order on the first of each month. Photographs may have been taken prior to refurbishment.



**Enquiries: (01529) 308313**

**[www.laffordhomes.co.uk](http://www.laffordhomes.co.uk)**

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