



43 London Road
Bracebridge Heath, Lincoln

BROWN & CO



43 London Road, Bracebridge Heath, Lincoln, LN4 2JW

Set back behind gated access on the sought-after London Road in Bracebridge Heath, this substantial mid-century detached residence offers space, privacy and quiet refinement, with generous proportions and retained original features throughout.

The ground floor centres on a large, light-filled sitting room, naturally linking the kitchen, dining room and a striking high-ceilinged conservatory through multiple French doors, creating an ideal setting for both everyday living and entertaining. The kitchen features fully refurbished, original handmade English Rose aluminium cabinetry, seamlessly integrated with contemporary units. Extensive additional ground-floor accommodation offers exceptional flexibility and has previously served as a private health clinic and small business headquarters, making it suitable for an annexe, professional suite or home office.

To the first floor, well-proportioned bedrooms including a principal suite with dressing room & en-suite, arranged around a landing with balcony access with stunning views over Bracebridge Hill. Mature gardens, outbuildings, a discreet orchard and a newly installed boiler complete this impressive home



DESCRIPTION

Ground Floor

Entrance Porch

Double glazed French doors to front, tiled flooring, door opening into:

Entrance Hall

Stairs rising to first floor, parquet flooring, under stairs storage, two radiators.

Cloakroom

Double glazed window to rear, counter top sink, tiled flooring, storage, radiator.

WC

Double glazed window to rear, corner vanity wash basin, tiled flooring.

Sitting Room

Double glazed window to front, parquet flooring, gas fire set to hearth with decorative surround and mantle over, two radiators, doors opening into snug.

Snug

Double doors opening into dining room, continuation of parquet flooring, radiator.

Dining Room

Double glazed windows to side, double doors leading to conservatory, two radiators.

Conservatory

French doors opening to garden, double glazed windows, tiled flooring, radiator.

Kitchen

Two double glazed windows to rear, double stainless steel sink, worktops, base and eye level storage units, integrated oven and hob with extractor hood over, integrated fridge, space for dishwasher, tiled flooring, radiator, pantry.

Family Room

Two double glazed windows to front, doors to entrance porch, shower room and study, three radiators.

Study/Bedroom 5

Double glazed window to rear, vanity wash basin, radiator.

Shower Room

WC, vanity wash basin, shower cubicle, radiator.

Rear Lobby

Entrance door to rear garden, skylight, tiled flooring, door to utility.

Utility

Double glazed window to rear, stainless steel drainer sink, base and eye level storage units, space for washing machine, radiator.

First Floor

Landing

Double doors to front opening onto balcony, double glazed window to side, airing cupboard, loft access, radiator.

Master Bedroom

Double glazed window to front, fitted wardrobes, radiator.

Dressing Room

Double glazed window to rear.

En Suite

Double glazed window to rear, pedestal wash basin, bidet, WC, shower cubicle, Jacuzzi corner bath, radiator, tiled walls.



Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to rear, fitted bedroom furniture, radiator.

Bedroom Four

Double glazed window to side, fitted bedroom furniture, radiator.

Bathroom

Two double glazed windows to rear, WC, bidet, bath, shower cubicle, pedestal wash basin, tiled flooring and walls, radiator.

Outside

To the front gated access leads to a large driveway with turning circle and double garage. Extensive lawned gardens run to the front, sides and rear of the property. The property also has a paved patio and covered seating area to the rear, greenhouse, shed and decorative gravelled areas.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

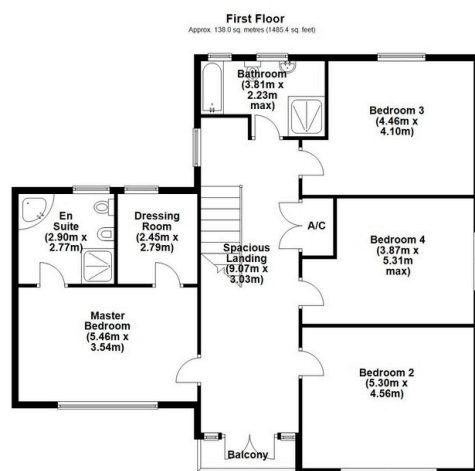
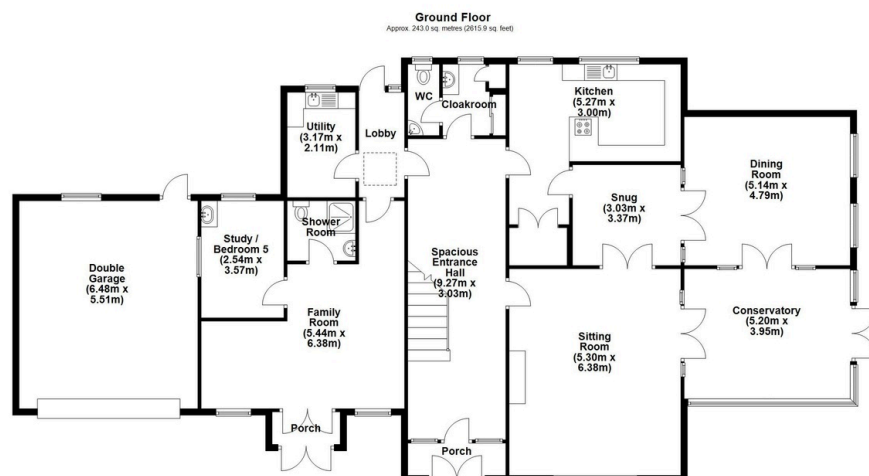
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Total area: approx. 381.0 sq. metres (4101.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy. Plan produced using Planity.

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