



23 Quintin Close
Bracebridge Heath, Lincoln. LN4 2LW

BELL



Property

Address

A well presented, three bedroom, detached bungalow, recently refurbished in areas to include new shower room fitment, situated in the Lincoln suburb village of Bracebridge Heath, providing a good range of family accommodation

There is a garage to the frontage and carport with area of lawn and low brick boundary wall, also a good sized enclosed garden to the rear.

ACCOMMODATION

Entrance Hall with attractive leaded light style obscure glazed uPVC entrance door, access to roof space with loft ladder,, coving and radiator.

Good sized L-shaped Sitting/Dining Room having a westerly view and access from the patio doors to the front grounds, window overlooking the rear with shutters; chimney breast having a fireplace with tiled back and hearth, coving, two radiators TV and telephone point, new pendant light and power points.

Breakfast Dining Kitchen having a westerly outlook over the front of the property; a good range of contemporary design style fitted base, drawer and wall units, work surface areas with single drainer 1 1/2 bowl sink unit with space below for laundry white goods. The work surface extends around the adjoining wall with additional cupboard and drawer space below, four ring Electrolux gas hob to surface, with cooker hood and accompanying wall cupboards.. Built-in brushed steel Ignis oven and Zanussi microwave, and concealed fridge/freezer to one corner. Tiled floor, Coving, tiled splash backs, radiator and power points. Rear entrance door to garden.

Shower Room of excellent proportions, newly appointed having, walk in corner shower cubicle, wash and basin set to storage unit and low-level WC. Tiling to all walls to at least dado rail height, tiled floor, radiator and ceiling spotlight fitting.



Bedroom of good size having a northerly aspect, radiator, pendant light and power points.

Bedroom of good proportions, having a northerly aspect;; recently fitted wardrobes and storage around bedhead area, radiator, pendant light and power points.

Main Bedroom with a very pleasant easterly view out over the rear garden; fitted wardrobe and storage space, coving, radiator TV aerial point, pendant light and power points. Door through to:

En-suite Bathroom appointed to an excellent standard and having to one end a specialist Oasis invalidity access bath with mixer tap/shower attachment, a wash hand basin to one side with toiletry drawers and cupboard space below and low-level WC. Full height tiling to all walls, ladder back style radiator/towel rail and extractor vent.

OUTSIDE

the bungalow stands in a prominent location at the head of the Close, having a good size carport area providing more than adequate parking space for a family vehicle. There is also access to the adjoining **Detached Garage** with up and over door, uPVC double glazed panelled service door to rear, light fitting and power points. There is a small area of front garden with formal lawn and a raised concrete patio terrace area adjoining the sliding patio door of the lounge dining room. Pathways run down both the southern and northern elevations of the bungalow through to the good size rear garden.

The rear garden is well enclosed by panel fencing being substantially laid to lawn, with gravel and paved patio seating areas, flowerbed/borders containing a variety of mature shrubs including hydrangea and more. There are two outside water taps and exterior light fittings and a security light to the rear.

North Kesteven District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 29.08.2025





23 Quinton Close

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 109.0 sq m / 1173 sq ft
(Excluding Carport)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

