



BY DESIGN

*15 Chichester Road*

Bracebridge Heath, Lincoln, LN4 2TP

This impressive Grade II listed stone conversion, located within this historic development

This impressive Grade II listed stone conversion, located within this sought-after historic development, has been thoughtfully designed, offering approximately 1300 sq. ft. of stylish accommodation. It reveals a home infused with quality and original features. Externally, the property enjoys private walled gardens and secure off-road parking for two vehicles.











# Accommodation

The ground floor accommodation is accessed via a split-level entrance hallway. The spacious open-plan family living/dining area is a wonderful room where sash windows provide double-aspect views, ideal for socialising and benefits from high ceilings and tall skirting boards. The kitchen enjoys granite work surfaces, integrated appliances, tiled flooring, high ceilings and sash windows. Additionally, the ground floor is further complemented by a useful study area, cloakroom/wc and underfloor heating.

The first-floor accommodation includes a principal suite with front-aspect views and a luxurious and spacious shower room. The second bedroom, also a double, enjoys front-aspect views and the well-appointed family bathroom/wc. It should be noted that the first floor features a well-proportioned landing with an extensive range of storage cupboards, high ceilings and tall skirting boards.

Externally, the property occupies a sought-after position within this historic development. It features a paved frontage with vehicle parking, a walled garden with a paved patio, a lawn garden and an additional parking space located to the side of the property in a private walled position with gated security fob entry.







# Location & Services

Bracebridge Heath is a popular medium-sized village with a range of day-to-day amenities including two supermarkets, a post office, a doctor's surgery, and public houses. Leisure facilities in the area include Pottergate Golf Club, Bracebridge Sports Pavilion, and Bracebridge Heath Cricket Club. For schooling, St John's Primary Academy, rated 'Good' by Ofsted, is located in the village. In Lincoln, you'll find The Priory Academy LSST within walking distance, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education.

Lincoln, a 5-minute drive north, is a historic yet vibrant city with its magnificent cathedral and castle high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city.

For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours). The A15 northwards provides easy access to the M180 motorway and Humberside Airport, while it is around a half-hour drive to the A1 South at Newark, where there is direct access from Newark Northgate train station to London Kings Cross in around 75 minutes. It is also around 35 minutes eastwards into the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

Services: Mains electricity, water, drainage and gas central heating (underfloor to the ground floor)

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: C | Epc Rating: C | Sat Nav: LN4 2TP















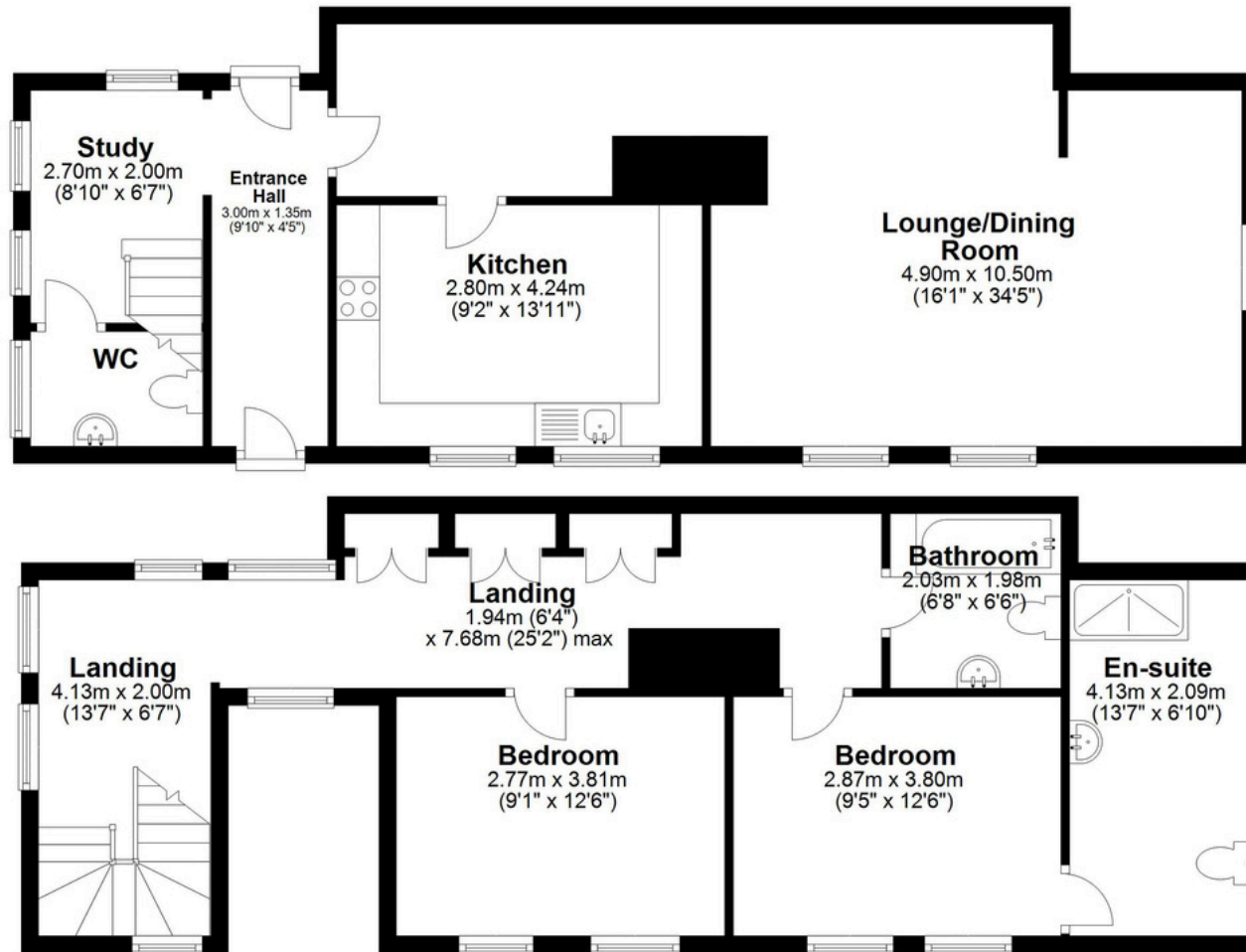


# 15 CHICHESTER ROAD

GROUND FLOOR = 62.9 SQ M/ 677.0 SQ FT

FIRST FLOOR = 56.6 SQ M/ 630.9 SQ FT

TOTAL = 119.5 SQ M/ 1307.9 SQ FT





BY DESIGN

Adam Lascelles

[adam.lascelles@bydesignhomes.com](mailto:adam.lascelles@bydesignhomes.com)

01522 412802 | 07897 340172

[ByDesignHomes.com](http://ByDesignHomes.com)

National audience

*local knowledge*