



**35 Worcester Close,
Bracebridge Heath, LN4 2TY**



Book a Viewing!

£435,000

A substantial Four Bedroom Detached Family Home offering spacious and well presented living accommodation throughout. The ground floor comprises a welcoming entrance hall, generous lounge, separate dining room, spacious kitchen diner, utility room, cloakroom/WC and a versatile study. To the first floor there are four double bedrooms, all benefiting from fitted wardrobes, including a superb principal bedroom with an en-suite bathroom, together with a well appointed family bathroom. Outside, the property enjoys beautifully maintained front and rear gardens, a generous driveway providing ample off-road parking and a detached double garage. Occupying an excellent position, this exceptional family home offers everything required for modern family living and an internal viewing is highly recommended to fully appreciate the size, quality and setting of the accommodation on offer.





LOCATION

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, takeaways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with staircase to the first floor, cloaks cupboard and radiator.

STUDY

8' 11" x 6' 4" (2.72m x 1.95m) With double glazed window to the front aspect and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls and radiator.



LOUNGE

16' 4" x 11' 10" (5.00m x 3.61m) With double glazed bay window to the front aspect, double doors to the dining room, electric fire set within a decorative fireplace and two radiators.

DINING ROOM

11' 10" x 8' 11" (3.61m x 2.72m) With double glazed sliding patio doors to the rear garden and radiator.

KITCHEN/DINER

19' 3" x 13' 6" (5.87m x 4.14m) Fitted with a high specification range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated dishwasher and fridge freezer, tiled flooring and splashbacks, double glazed window to the rear aspect and double glazed bay window with French doors to the rear garden.



UTILITY ROOM

Fitted with a range of base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator, tiled flooring and splashbacks and door to the garden.

FIRST FLOOR LANDING

With airing cupboard and double glazed window to the front aspect.

BEDROOM 1

15' 3" x 11' 10" (4.65m x 3.63m) With double glazed window to the front aspect, a range of fitted wardrobes and two radiators.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, radiator, tiled walls and double glazed windows to the side and rear aspects.

BEDROOM 2

12' 5" x 10' 1" (3.80m x 3.08m) With double glazed window to the front aspect, fitted wardrobe and radiator.

BEDROOM 3

12' 1" x 11' 10" (3.70m x 3.61m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 4

9' 11" x 8' 5" (3.04m x 2.57m) With double glazed window to the rear aspect, fitted wardrobe and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, radiator, tiled walls and double glazed window to the rear aspect.



OUTSIDE

The property sits on a pleasant corner plot at the end of a cul de sac. To the front there is a lawned garden and driveway providing ample off-street parking for multiple vehicles and access to the double garage. The garage has twin up-and-over doors to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating areas.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available and interested parties should inspect the property in person and not rely solely on these images. Also, some images are taken from Plot 3, which is the handed version of the same layout to give a buyer example imagery whilst construction is still in progress.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

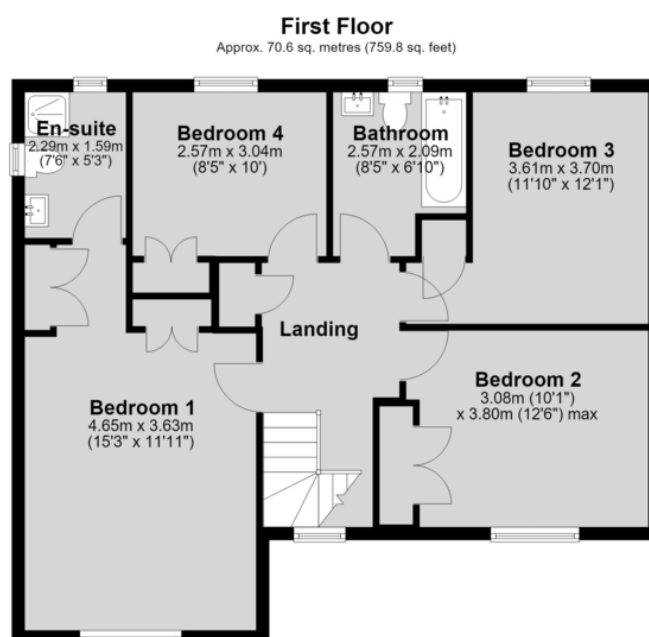
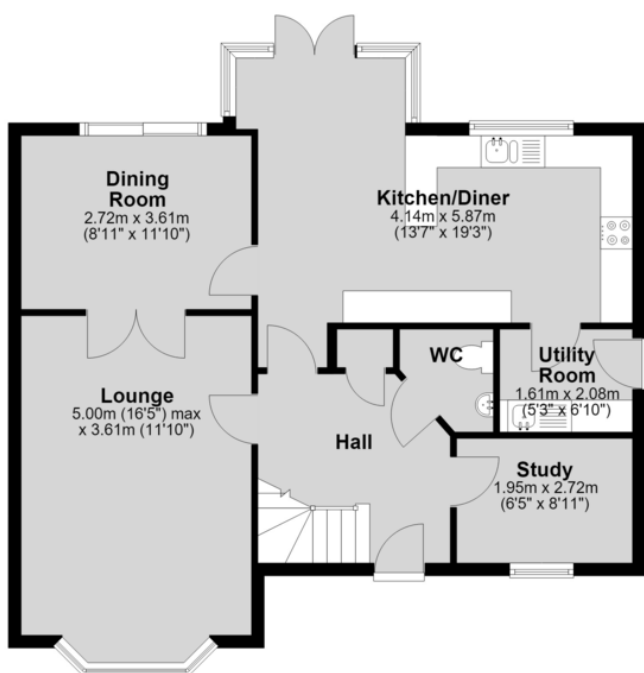
GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 142.2 sq. metres (1531.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

