



Bath Road, Bracebridge  
Heath



**£475,000**

- Detached House
- Five Bedrooms
- Three Reception Rooms
- Double Garage & Driveway
- Popular Village Location
- Two En-Suites, Family Bathroom & Downstairs WC
- Tenure: Freehold
- EPC Rating C



Well presented FIVE BEDROOM Detached House positioned on a corner plot offering ample space inside and out. Located in the highly sought after village of Bracebridge Heath and within walking distance of a host of amenities including Bracebridge Heath Primary School, LSST Secondary School, Doctors, Shops, Takeaways, Pubs and much more.

The accommodation on offer comprises Porch, Reception Hall, Lounge, Kitchen Diner, Dining Room, Study, Utility and Conservatory to the ground floor. To the first floor there are Five Bedrooms with Ensuite to Main and Jack and Jill En-suite to Bedroom two and three and Family Bathroom. Externally to the front there is a block paved driveway with room for up to Four Cars leading to an integral Double Garage. To the rear of the property there is an enclosed lawned garden with multiple patio areas, shed and summer house.

The property further benefits from Gas Central Heating, uPVC Double Glazing and being a short drive from Lincolns City Centre.

**Porch 5'2" x 6'9" (1.6m x 2.1m)**

With window and entrance door to the front aspect, access to the WC and entrance hall.



### Entrance Hall

Access to the porch and stairs leading to the first floor.

### WC 5'2" x 3'0" (1.6m x 0.9m)

With window to the front aspect, low level wc, vanity wash hand basin and radiator.

### Lounge 20'3" x 12'0" (6.2m x 3.7m)

With window to the front aspect, gas fire, french doors to the conservatory and two radiators.

### Conservatory 12'0" x 10'0" (3.7m x 3m)

With windows to all aspects and french doors leading to the rear garden.

### Dining Room 11'6" x 11'6" (3.5m x 3.5m)

With window to the rear aspect and radiator.

### Kitchen/Diner

With window to the rear aspect. Fitted with a range of wall and base units with worktops over, double oven and four ring hob with extractor over, integrated dishwasher, integrated fridge and sink with drainer unit.

### Utility Room 7'1" x 6'5" (2.2m x 2m)

With window to the side aspect. Fitted with a range of base units with worktops over, space and plumbing for a washing machine and tumble dryer, door leading to the rear garden and access to integral garage.

### Office 9'2" x 8'3" (2.8m x 2.5m)

With window to the front aspect and radiator.

### Landing

With access to the airing cupboard and stairs to the ground floor.

### Bedroom One 16'10" x 16'7" (5.1m x 5.1m)

With a window to the front aspect, en-suite and a radiator.



**En-Suite 8'1" x 6'0" (2.5m x 1.8m)**

With window to the rear aspect, low level WC, wash hand basin, enclosed shower and radiator.

**Bedroom Two 12'2" x 12'3" (3.7m x 3.7m)**

With windows to the front and rear aspects, en-suite and a radiator.

**En-Suite 8'0" x 6'5" (2.4m x 2m)**

With window to the rear aspect, low level wc, wash hand basin, enclosed shower and a radiator.

**Bedroom Three 8'8" x 11'7" (2.6m x 3.5m)**

With window to the rear aspect, access to the en-suite and a radiator.

**Bedroom Four 11'3" x 10'0" (3.4m x 3m)**

With window to the front aspect and a radiator.





**Bedroom Five** 8'3" x 8'5" (2.5m x 2.6m)  
With window to the front aspect and a radiator.

**Bathroom** 6'5" x 8'11" (2m x 2.7m)  
With window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and a radiator.

**Garage** 17'1" x 17'1" (5.2m x 5.2m)  
With two electric sectional doors, access to utility room, power and lighting.

### Outside

To the front of the property is a driveway for multiple cars leading to the double garage and access to the entrance door.

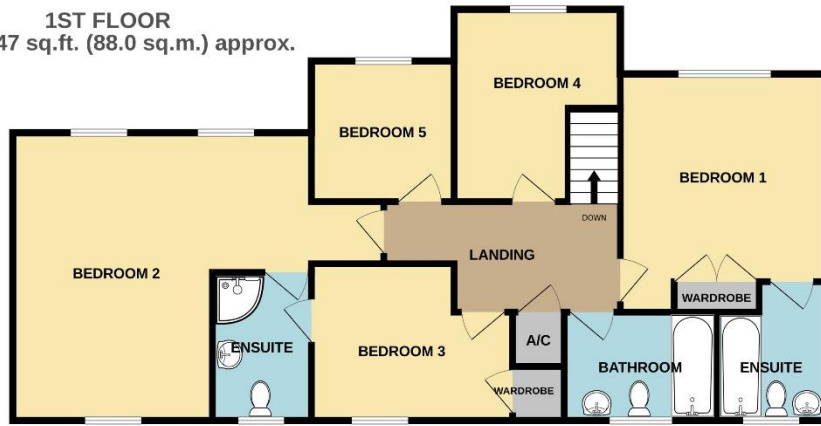
To the rear of the property is an enclosed landscaped garden with lawn, patio and shed.

### Agents Note

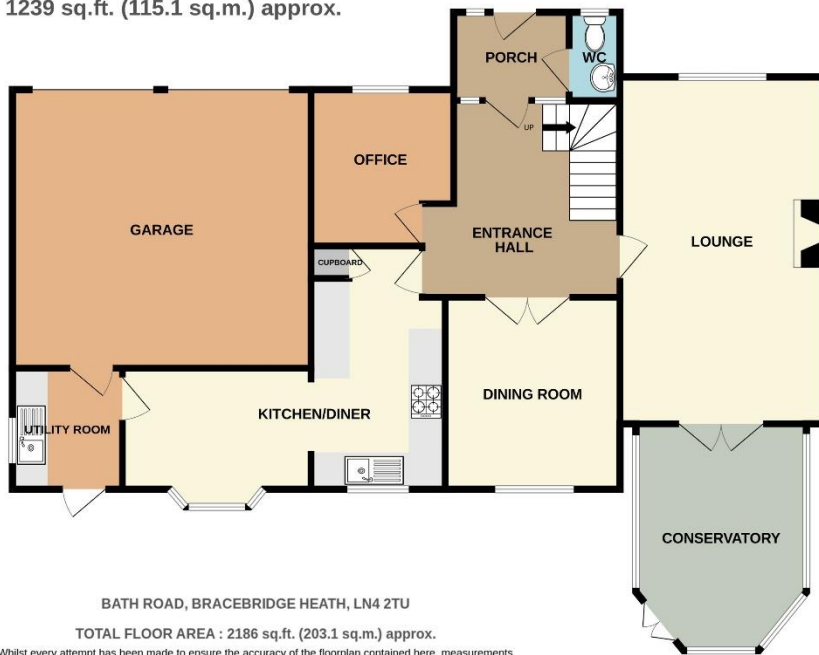
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**1ST FLOOR**  
947 sq.ft. (88.0 sq.m.) approx.



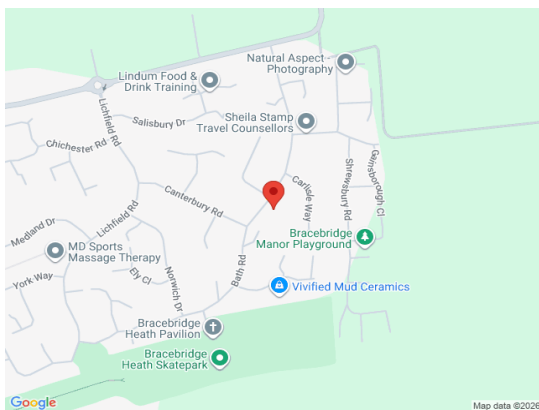
**GROUND FLOOR**  
1239 sq.ft. (115.1 sq.m.) approx.



BATH ROAD, BRACEBRIDGE HEATH, LN4 2TU

TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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