



**8 Winchester Close, Bracebridge Heath,
Lincoln, LN4 2UH**



Book a Viewing!

£475,000

Situated within a quiet cul-de-sac in the ever popular village of Bracebridge Heath, this immaculate and substantially extended Four Bedroom Home offers exceptionally spacious and versatile family accommodation arranged over two floors. The property has been thoughtfully extended to create a fantastic open plan living space, incorporating a modern fitted kitchen, dining area, break fast bar and additional lounge area, whilst also benefiting from two further reception rooms, a dedicated home office, utility room, four double bedrooms and two bathrooms. Externally, the property continues to impress with a generous rear garden, multiple seating areas, summer house, ample driveway parking and a double garage with electric doors. With its excellent presentation, flexible accommodation and highly convenient village position, this is a superb family home ready to be enjoyed.





LOCATION

Winchester Close is situated within the popular village of Bracebridge Heath, just a short distance south of Lincoln. The village provides an excellent range of everyday amenities, including a Tesco, Co-op with post office and a choice of popular pubs, including The Homestead, The Bull and The Blacksmiths, giving the village a particularly sociable community feel.

Families are well catered for, with local primary schools within the village and The Priory Academy LSST approximately five minutes away. The village also offers a good range of recreational facilities and community amenities, whilst Lincoln city centre is approximately five minutes away by car, providing an extensive choice of shops, restaurants, bars, cultural attractions and leisure facilities.

The location is therefore particularly convenient for those looking to enjoy the benefits of village living whilst remaining within easy reach of Lincoln and its wider amenities.

ACCOMMODATION

ENTRANCE HALL

A spacious entrance hall with laminate flooring, useful under stairs storage cupboard and staircase rising to the first floor landing. A glazed door with accompanying side windows provides a welcoming entrance and plenty of natural light.



LOUNGE

15' 8" x 11' 9" (4.78m x 3.58m) A well proportioned front facing reception room featuring an electric fire, laminate flooring and radiator. Double doors lead directly into the impressive open plan living space, allowing the rooms to flow naturally together when required.

SITTING ROOM

10' 6" x 10' 0" (3.2m x 3.05m) A further reception room providing excellent flexibility for family living, with laminate flooring continuing through, double glazed panelled doors, two UPVC windows to the front aspect and radiator.

HOME OFFICE

8' 6" x 6' 3 max" (2.59m x 1.91m) A useful additional room with laminate flooring, radiator and UPVC double glazed window. Currently used as an office, this versatile space could also suit a range of alternative uses depending on the needs of the new owners.

CLOAKROOM/WC

Ground floor WC with wash hand basin, radiator, tiled splashback, lino flooring and frosted UPVC window to the side aspect.

OPEN PLAN LIVING

24' 7 max" x 17' (7.49m x 5.18m) The real centrepiece of the home is this impressive open plan family living area, combining the kitchen, dining space and additional lounge area into one sociable and versatile space.

The modern fitted kitchen offers an excellent range of base and wall mounted units, ample worktop space and extensive storage. Integrated appliances include a fridge/freezer, dishwasher, induction hob with extractor over, double oven, grill and eye-level microwave. There is also a sink with hot water mixer tap, laminate flooring, spotlights and skylights, together with a further UPVC window to the rear.

The space comfortably accommodates a family dining table, while the additional lounge area creates an ideal setting for everyday family life and entertaining. A breakfast bar provides a natural division between the kitchen and living areas, whilst UPVC bi-fold doors open directly onto the rear patio, creating a fantastic connection between the indoor and outdoor spaces.

UTILITY ROOM

A separate and particularly useful utility room, fitted with a range of matching base and wall mounted units, worktop and tiled splashback. There is plumbing and space for a washing machine, stainless steel sink with hot water mixer tap, laminate flooring, UPVC window to the side aspect and a door providing access to the rear garden.

FIRST FLOOR LANDING

Spacious first floor landing providing access to all four bedrooms and the bathrooms, together with access to the loft space. The loft is boarded and benefits from a UPVC window to the front aspect, providing excellent additional storage potential.

BEDROOM 1

15' 2" x 14' 7 max" (4.62m x 4.44m) The principal bedroom is positioned to the rear of the property and benefits from fitted wardrobe storage, UPVC window to the rear aspect, radiator and access to the en-suite shower room.





EN-SUITE

Three piece suite comprising shower cubicle with main shower, WC and pedestal wash hand basin. Further benefits include tiled splashbacks, tiled flooring, upright chrome towel radiator, extractor and frosted UPVC window.

BEDROOM 2

11' 9" x 10' 9" (3.58m x 3.28m) A generous front facing double bedroom with UPVC double glazed windows to the front aspect, radiator and useful built-in cupboard storage.

BEDROOM 3

12' 9" x 10' 1" (3.89m x 3.07m) A further double bedroom with built-in wardrobe storage, UPVC windows to the front aspect, radiator and access to the Jack and Jill bathroom.

JACK AND JILL BATHROOM

A versatile bathroom shared between bedrooms three and four, comprising shower cubicle with main shower, WC and pedestal wash hand basin. There is also a chrome towel radiator, lino flooring, extractor and frosted UPVC window to the side aspect.

BEDROOM 4

10' 1 max " x 8' 3" (3.07m x 2.51 m) A fourth double bedroom positioned to the rear of the property, with UPVC window, radiator and direct access to the Jack and Jill bathroom.

BATHROOM

A well appointed three piece family bathroom comprising WC, wash hand basin and bath with shower over. The room further benefits from lino flooring, an upright chrome towel radiator, extractor and a frosted UPVC window to the rear aspect.

OUTSIDE

The property occupies a pleasant position within the cul-de-sac, set behind a lawned front garden with block-paved driveway providing parking for multiple vehicles. Pathways lead to the main entrance and double garage.

The rear garden is a particular highlight, offering a generous and well maintained outdoor space designed for both relaxation and entertaining. The garden is predominantly laid to lawn with separate patio and seating areas, including direct access from the open plan living space via the bi-fold doors.

The garden also benefits from mature borders, a summer house, outside tap, external lighting and power, together with pedestrian access to the double garage. Secure boundaries provide a good degree of privacy and make the garden particularly well suited to family life.

DOUBLE GARAGE

17' 9" x 16' 6" (5.41m x 5.03m) A substantial double garage with two electric up-and-over doors, pedestrian access to the side, lighting and power, providing excellent additional storage and parking.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.

WEBSITE

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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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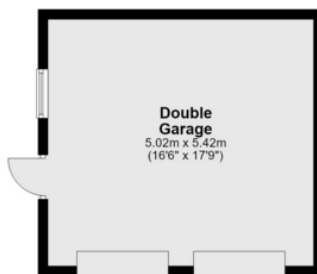
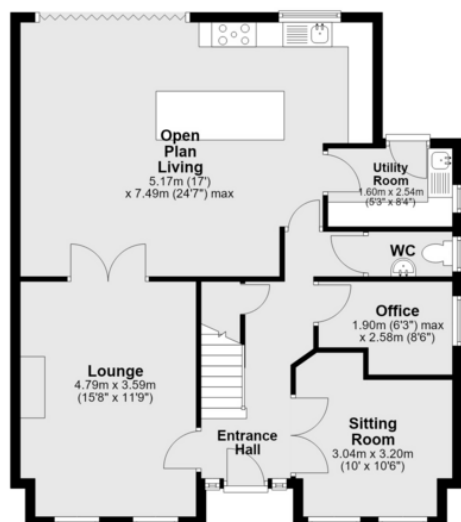
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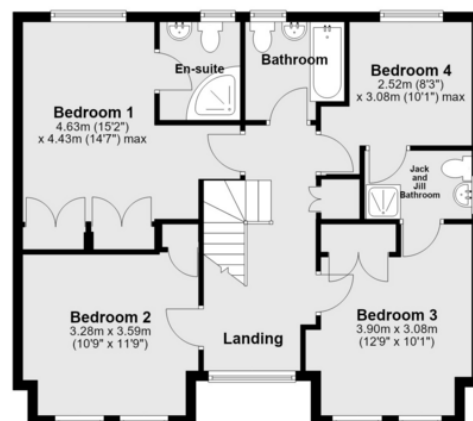
Ground Floor

Approx. 110.1 sq. metres (1185.3 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 180.4 sq. metres (1941.9 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

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