



11 Worcester Close
Bracebridge Heath, Lincoln. LN4 2TY

BELL





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Bracebridge Heath

This is a most appealing and surprisingly substantial four-bedroom detached family residence of considerable distinction (GIFA 2080 ft² / 193.2 m²), featuring an outstanding garden room with vaulted ceiling and an eye-catching contemporary dining kitchen of exceptional quality.

The accommodation has been substantially extended and comprehensively refurbished by the present owners to a very high standard throughout, creating a stylish and versatile family home.

The house occupies a prominent corner plot within this sought-after residential close, standing in delightful larger-than-average landscaped grounds of approximately 0.13 of an acre (sts), together with double garage space.



ACCOMMODATION

Entrance Hall having attractive uPVC obscure double-glazed front entrance door, staircase up to first floor, engineered oak flooring, coving, radiator and inset ceiling spotlight fittings. Glazed panelled doors through to lounge and dining kitchen, and door to:

Cloakroom with quality contemporary appointment comprising; cantilevered wash hand basin with tiled splashback, low level WC, tiled floor, ladderback style radiator/towel rail, inset ceiling spotlight fitting and extractor vent.

Lounge having a very pleasant outlook over the front garden and across Worcester Close from the bay window with its quality plantation shutters; fireplace with inset gas fire and an attractive



stone styled surround, back and hearth; Coving, two radiators and wall light fittings.

A large fabulous Dining Kitchen enjoying a delightful view out over the rear garden to the south, appointed to an exceptionally high contemporary design style standard comprising; quartz work surface areas with single drainer one and a half bowl stainless steel sink unit inset, cupboard space and accompanying concealed Bosch dishwasher beneath; further fitted work surface to one side with cupboard space below and above built-in Lamona microwave and wall cupboard space. The work surface extends around the adjoining wall with a tier of three drawers below, corner carousel cupboard unit and further base storage cupboard space. Inset induction ceramic hob to surface, with brushed steel and glass cooker hood above and accompanying wall cupboard space set on either side. To the centre of the kitchen area there is a good size attractive island unit with oak work surface having breakfast bar set on one side and beneath a built in wine cooler and further storage cupboard space. To one side of the room there is the built-in brushed steel oven/grill with cupboard space above and beneath and adjoining built-in concealed fridge and freezer, as well as a corner pull out shelved pantry unit. To one end of the kitchen a further area of quartz work surface peninsula with a good sized breakfast bar area on one side and on the opposite an excellent cupboard space and a tier of three drawers below. Downlighters beneath wall cupboards in part and feature LED light fitting to unit kicker boards.

There is a very good-sized dining area with an archway through to the stunning garden room; tiled splash backs to most fitted work surface areas, tiled floor with underfloor electric heating to the dining area, two radiators, inset ceiling spotlight fittings and wall lights fittings. Door through to adjoining laundry room



Outstanding Feature Garden Room having high vaulted ceiling level with roof windows, an eye-catching feature gable end window casement and bifold patio doors providing westerly view and access out into the delightful landscaped gardens. A quality Brosley wood burning stove is set to one corner on a raised quartz hearth, tiled floor with electric underfloor heating and inset ceiling spotlight fittings.

Laundry Room having a pleasant westerly view out over the garden from the uPVC double glazed panelled side entrance door and a good range of contemporary style fitted units comprising; single drainer, one and a half bowl stainless steel sink unit inset to work surface with cupboard space and room for washing machine beneath, further work surface to one side with space below for additional appliance, wine shelving and a broom cupboard set to one end.



There is shelving, tiled flooring, radiator and inset ceiling spotlight fittings. Doors through to double garage and:

Home Office an excellent addition to the house providing home business workspace, having attractive southerly and westerly views out over the rear garden; coving, engineered oak flooring, radiator and ceiling spotlight fitting.

First Floor

Landing with a built in linen cupboard, coving, access to roof space and radiator.

Bedroom having dormer window with attractive plantation shutters and a very pleasant view out over the close to the north; built in wardrobe space to one corner with sliding floor to ceiling panel doors with vanity mirrors in set, radiator and inset ceiling spotlight fittings.

Bedroom with a southerly outlook down over the delightful rear garden and beyond to the old cemetery open green space walk adjoining the rear of the property; built-in wardrobe space to one corner, coving, and radiator.

Jack 'n' Jill Family Bathroom having a very attractive contemporary design style appointment comprising; panel bath to one wall with appropriate shower fitting, accompanying shower screen and full height; a cantilevered wash hand basin with toiletry drawer below, splashback and illuminated vanity mirror above and low level WC with concealed cistern. Ladderback style radiator/towel rail, inset spotlight fittings and extractor vent. Door through to adjoining:

Guest Bedroom enjoying a southerly outlook; built-in wardrobe space to one corner, coving and radiator.

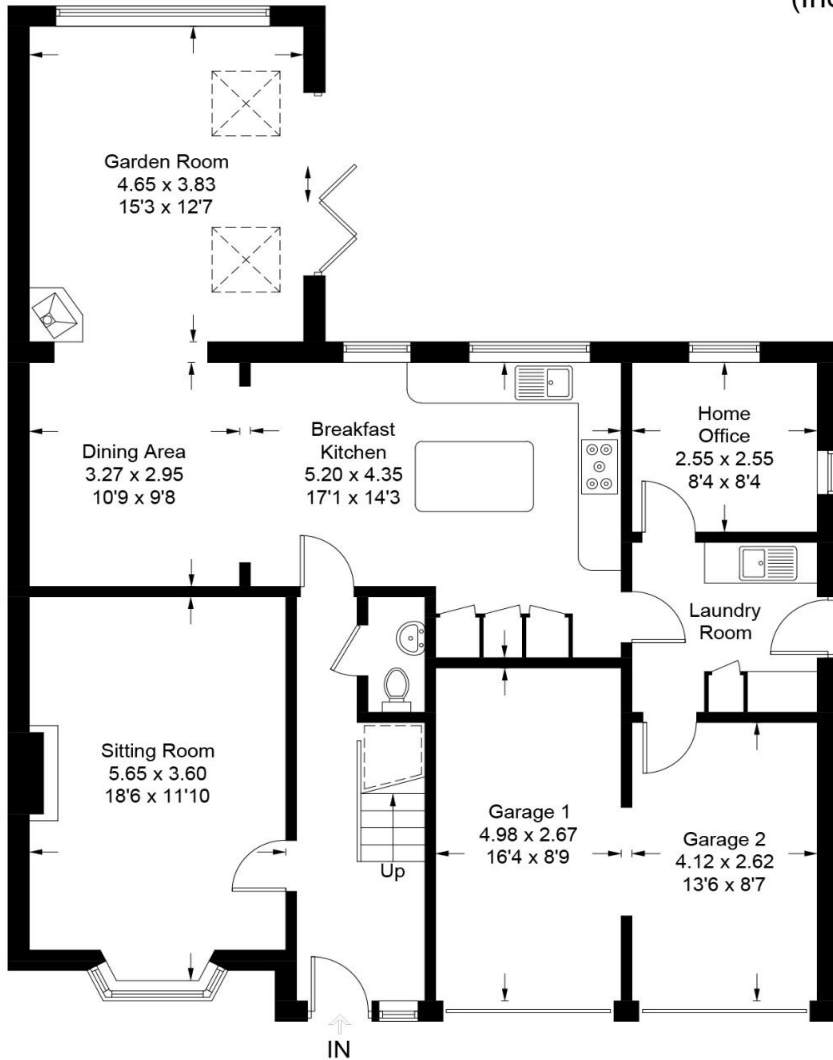
Principal Bedroom enjoying an appealing view to the north down over the front of property and into the Close from the window casement with plantation shutters; two sets of built-in wardrobe space, coving and radiator. Door to:

En-suite Shower Room having a built-in shower cubicle to one corner with appropriate shower fitting and full height wall tiling, wash hand basin with toiletry cabinet space below and low-level WC with concealed cistern. Wall mounted mirror panelled toiletry cabinet, tiled floor, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

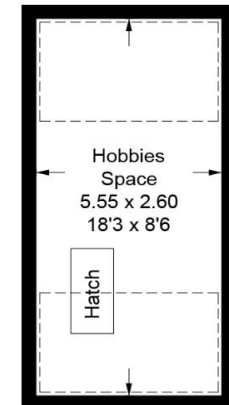
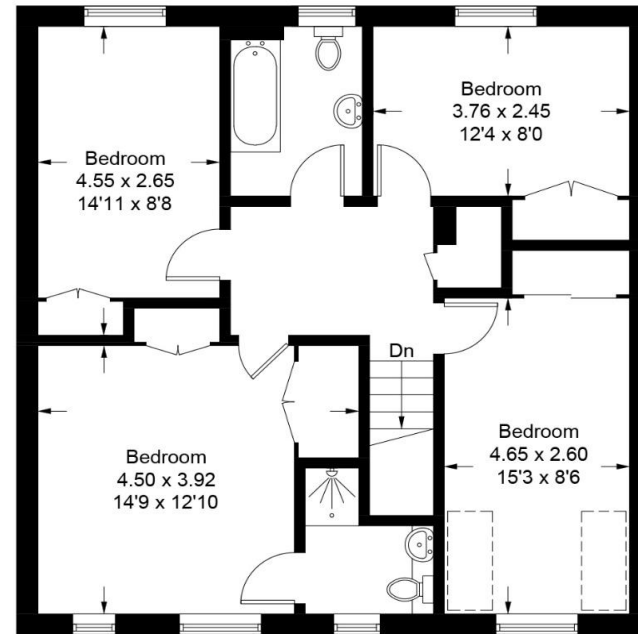


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Approximate Gross Internal Area
 Ground Floor = 121.4 sq m / 1307 sq ft
 First Floor = 71.8 sq m / 773 sq ft
 Outbuilding = 14.4 sq m / 155 sq ft
 Total = 207.6 sq m / 2235 sq ft
 (Including Garages)



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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.



OUTSIDE

The house stands in a very prominent corner plot in the Close and approached from the roadside across a block paved driveway providing appropriate parking for family, as well as access to the **Double Garage** having two separate car parking bays with up and over doors, service door through to Laundry Room, loft hatch with integral ladder up to Family Recreation/Store Room a lot more than just a bit of roof space - which has been appointed to an excellent standard with sloping ceiling levels in part exposed brick featuring to one wall, balustrade around opening, wood style laminate flooring, electric wall panel heater and ceiling spotlight fittings.

The front garden has been attractively landscaped with areas of formal hedging and shale covered bed/borders containing a range of attractive flowering plants, including hebe, heathers, lavender, hydrangea and yet more.

To the north western corner of the garage there is a pedestrian gate providing access through to the wonderful private landscaped rear garden, which is sheltered on one side by stunning Ash tree (TPO). There is a good swath of formal lawn with accompanying beds/borders containing a wide variety of attractive shrubs and flowering plants including forget me nots, holly, buddleia, lily of the valley, geranium and roses to name but a few.

To the southwestern corner of the garden is a large Summerhouse with a small area of adjoining patio. Adjoining the southern elevations of the house, there is a large raised composite seating deck with inset LED lighting and accompanying raised flowerbeds and borders containing palms, ornamental grasses, hydrangea and more. Discreetly set to the southern eastern corner of the grounds there is a delightful, paved seating area with a soothing cascading monolith stone water feature, accompanying raised flower beds and borders with a veritable profusion of attractive planting.

There are exterior feature light fittings illuminating the house and areas of the garden, weatherproof exterior power points and a water tap. A pedestrian gateway in the rear southern boundary fence leads through to St John's Cemetery open green - popular for dog walkers - from where there is access to village playing/sports facilities and the centre of the village with all its amenities.

North Kesteven District Council- Tax band E - ENERGY PERFORMANCE RATING: tbc

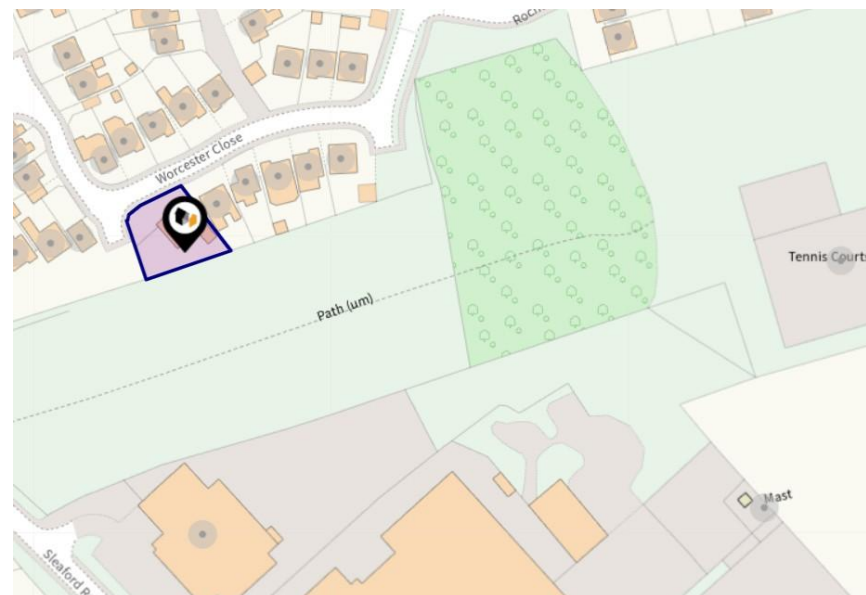
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office, 43 Silver Street, Lincoln. LN2 1EH Tel: 01522 538888 .
I: lincoln@robert-bell.org; Website: <http://www.robert-bell.org> Brochure prepared 20.4.2026

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THE AREA

Bracebridge Heath, offers a very good range of local amenities including the St John's primary school, a Co-op supermarket, Tesco Express, Pharmacy, Post Office, pub/restaurants and 'possibly' the best fish & chip shop in the area and they are for most just a short pleasant walk away through neighbouring St John's cemetery into the heart of the village.

The Historic City of Lincoln and its excellent range of shopping and social facilities is just a short 2-mile (6 minute) drive away and the highly respected Priory LSST secondary school is just a 1.5 mile bicycle ride away downhill from the village.



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