



3, Sewstern Close
Bracebridge Heath, Lincoln, LN4 2DG





French Quarter





3, Sewstern Close

Bracebridge Heath, Lincoln, LN4 2DG

COMING SOON!!

This is an outstanding four-bedroom detached family residence of some considerable distinction, pleasantly located in this popular residential area of quality homes within the well served village of Bracebridge Heath, lying just to the south of the historic Cathedral City of Lincoln.

The property has been significantly extended and thoughtfully refurbished, with eye-catching contemporary design style appointment throughout. A formal viewing is highly recommended- book your appointment now!

Full brochure under preparation!



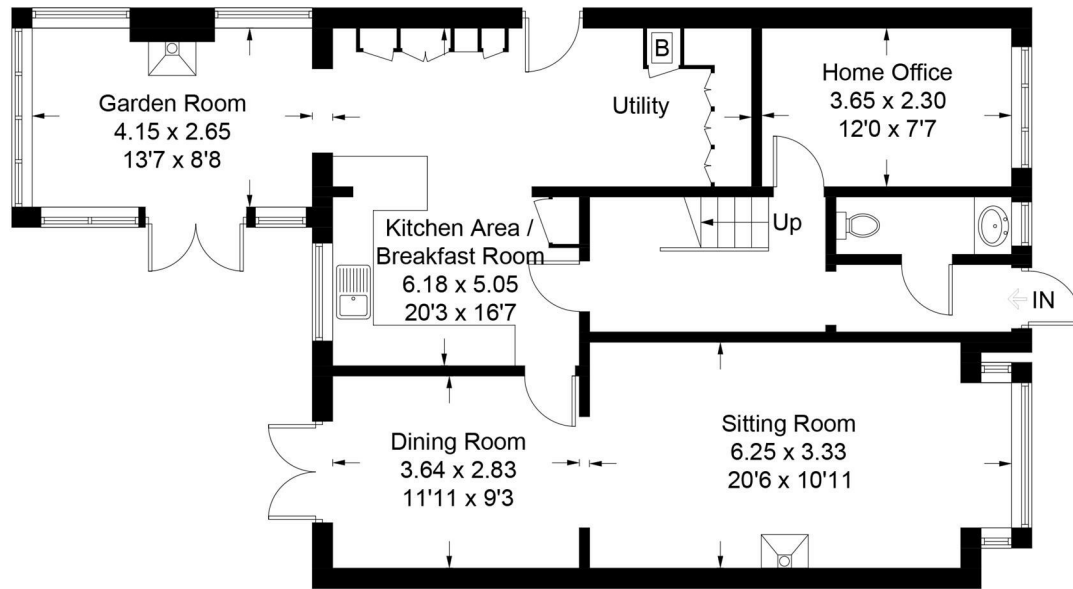
ACCOMMODATION



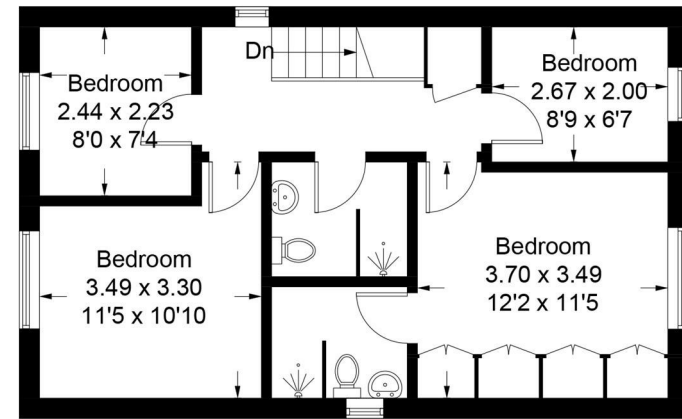


3 Sewstern Close

Approximate Gross Internal Area
Ground Floor = 91.9 sq m / 989 sq ft
First Floor = 51.1 sq m / 550 sq ft
Total = 143.0 sq m / 1539 sq ft



Ground Floor



First Floor

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.



COUNCIL TAX: North kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING;

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 Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

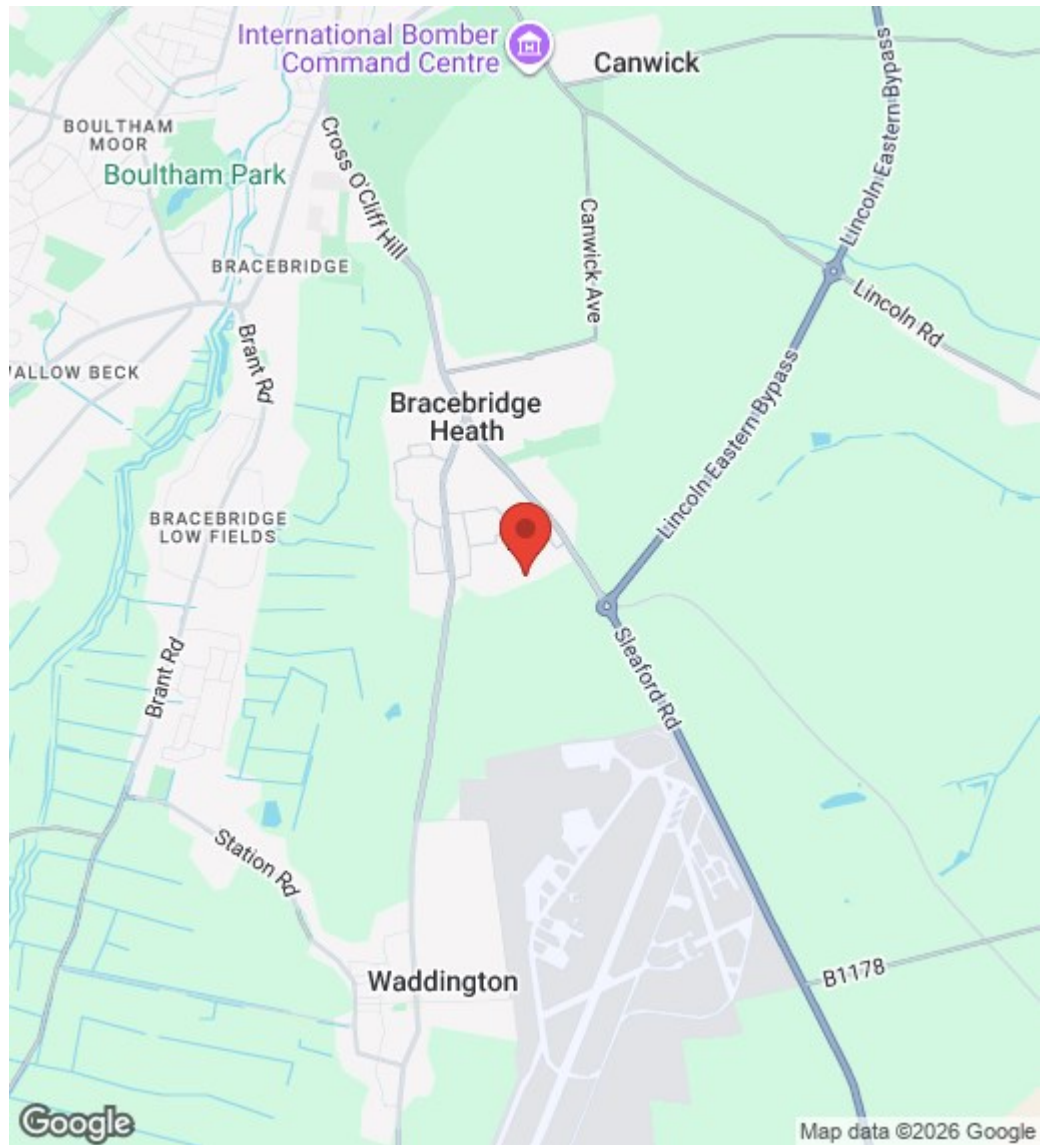
Website: www.robert-bell.org

Brochure prepared: 7th July 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43, Silver Street, Lincoln, LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
www.robert-bell.org

