



3 Sewstern Close
Bracebridge Heath, Lincoln. LN4 2DG

BELL





3 Sewstern Close

Bracebridge Heath

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, and certainly catches the eye. The house is exceptionally well presented, with excellent detailing including a Quooker kitchen tap, remote-control operated automated blinds from Hillarys', quality fitted and built-in Hammonds bedroom furniture, income-generating solar photovoltaic roof panels, an EV charging point, and yet more.

Bracebridge Heath, offers a good range of local amenities including the well-respected St John's primary school, a Co-op supermarket, Tesco Express, pharmacy, Post Office, pub/restaurants and the best fish and chip shop in the area are both within a very short drive or bike ride away from the property. The Historic City of Lincoln and its excellent range of shopping and social facilities and the outstanding The Priory LSST secondary school is just a one-mile cycle ride away downhill from the village. Eastern Bypass approximately 1 mile, provides quick and easy access to other areas around the City.



ACCOMMODATION

Entrance Lobby having a contemporary design style obscure double glazed panelled front entrance door, coat hanging space to one side, tiled floor and power points. Interior uPVC obscure double glazed door to:

Entrance Hall with arch way through to central hallway, tiled floor, radiator with contemporary design style radiator cover. Oak style door to:

Cloakroom offering attractive contemporary design style appointment comprising; wash hand basin with toiletry cupboard space below at one end, wood style laminate flooring and ladder back style radiator/towel rail.

Central Hallway having staircase up to first floor, coving, wood style laminate flooring, oak style doors to kitchen and to: Home Office/Snug with a very pleasant westerly view out over the Close; coving, wood style laminate flooring and radiator.

Home Office/Snug with a very pleasant westerly view out over the Close; coving, wood style laminate flooring and radiator

Sitting Room having a westerly view out over the front driveway into the Close from the bay window; a very attractive Centura contemporary design style multi-fuel stove, set on marble style hearth with appealing iridescent mosaic tile styled fire back to wall. Coving, wood style laminate flooring and two radiators. Open archway through to:

Dining Room enjoying a delightful easterly outlook over the rear garden from the French doors; coving, wood style laminate flooring and radiator. Oak style door to:

Large Feature Kitchen having an appealing easterly outlook over the rear grounds; a range of high quality contemporary design style Wren fitted kitchen units with quartz fitted work surface areas comprising; one and half bowl sink unit inset with 'Qooker' mix tap and incised drainer to surface, with concealed dishwasher beneath. An adjoining peninsular divide projects into the room with wine cooler and cupboard space beneath and a breakfast bar area on one side. The work surface extends around the adjoining wall with cupboard space, corner carousel cupboard, tier of three drawers below; inset Neff ceramic induction hob with attractive design style Faber cooker hood, cupboard space and open shelving either side above as appropriate. Built-in Bosch brushed steel oven/grill with cupboard space above and two drawers below. To one side of the breakfast bar area is a further range of units comprising of open shelving, pantry/crockery cupboard space with room between for an American style fridge/freezer to be inset with





cupboard space above. There is a good size **Utility area** to one end of the room with marble style work surface, cupboard space and room for washing machine below, brushed steel Bosch microwave with cupboard space above, general pantry cupboard with space to inset a further fridge/freezer and a broom cupboard to one end containing the Worcester gas fired central heating boiler. Wood style laminate flooring, a striking contemporary design style vertical radiator, smaller individual radiator, and inset ceiling spotlights. uPVC obscure double glazed side entrance to grounds and open archway through to:

Good sized Garden Room a wonderful addition to the reception space of the house with vaulted ceiling level, Contura contemporary design style multi-fuel stove with a glazed hearth, wood style laminate flooring and French doors providing access out to the rear garden deck.

First Floor- Landing with built-in airing cupboard containing the insulated hot water cylinder with immersion heater, access to roof space, radiator with attractive cover. Oak style doors through to adjoining accommodation.

Bedroom (rear southeast) with a very pleasant view down over the rear garden; coving and radiator.

Bedroom (rear northeast) with an easterly outlook down over the rear garden; and radiator.

Family Shower Room with contemporary appointment comprising; corner shower cubicle with mermaid board splash back to full height and shower fitting, pedestal wash hand basin with toiletry cabinet space beneath and low level WC. Tiling to full height on all walls, radiator and extractor vent.

Principal Bedroom having a very pleasant view down over the large driveway area and across into the Close; extensive Hammonds fitted wardrobe space across one wall, radiator and feature bedside hanging pendant light fittings. Door to:

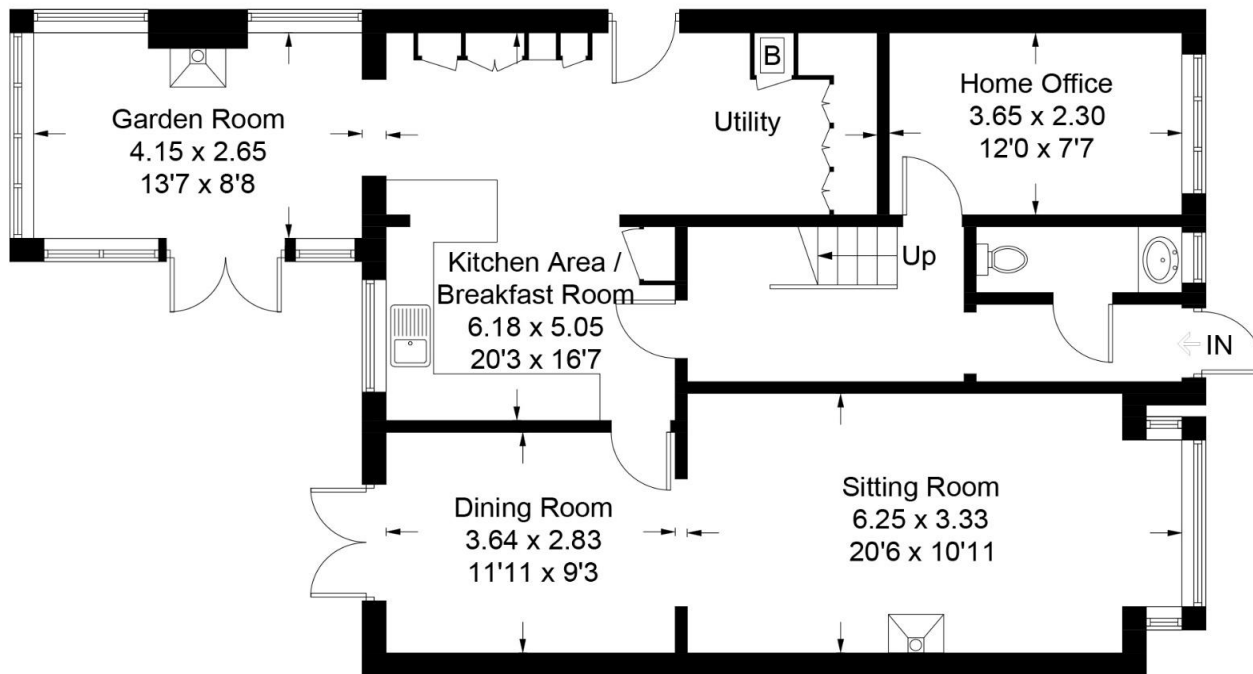
En-suite Shower Room of good proportions with contemporary design style appointment comprising; walk in shower cubicle across one wall with a mermaid board splash back to full height, glass shower screen and shower fitting; pedestal wash hand basin with toiletry cupboard space below and low level WC. Tiling to full height on all walls, wall mounted toiletry cabinet with vanity mirror, wood style laminate flooring, radiator/towel rail, inset ceiling spotlights and extractor vent.

Front Bedroom with a westerly view out across Sewstern Close; and radiator.

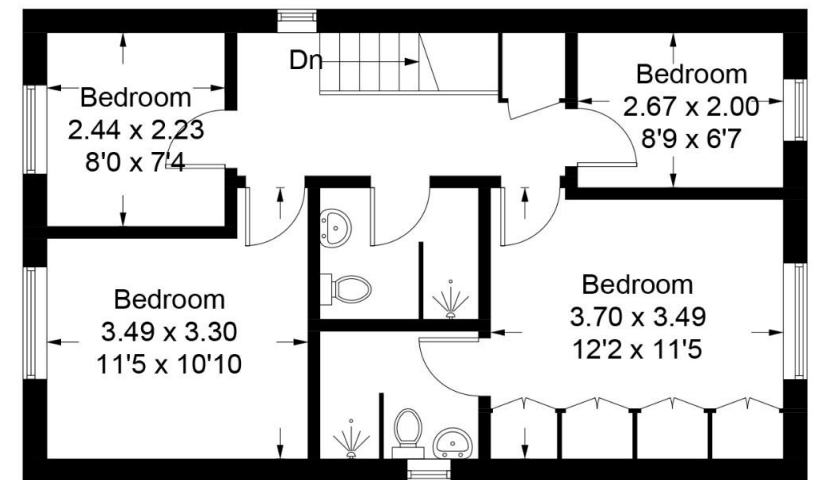


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Approximate Gross Internal Area
Ground Floor = 91.9 sq m / 989 sq ft
First Floor = 51.1 sq m / 550 sq ft
Total = 143.0 sq m / 1539 sq ft

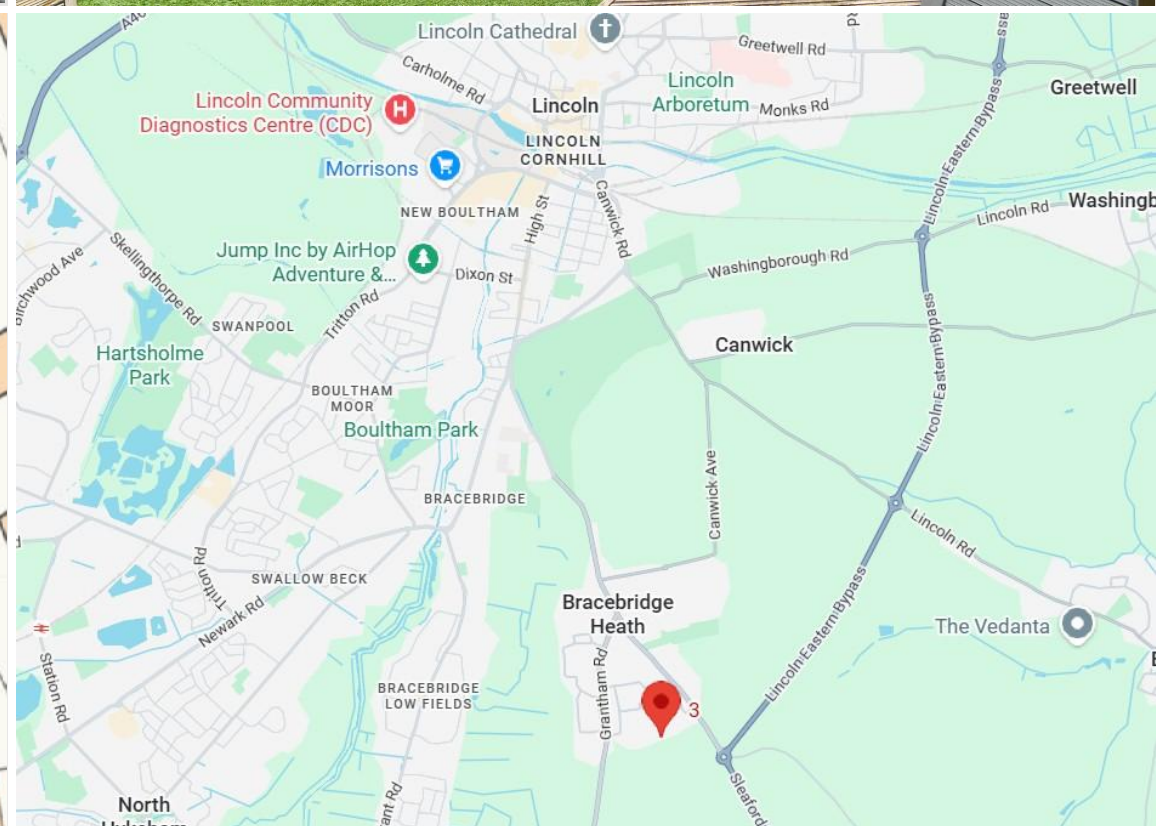


Ground Floor



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.



OUTSIDE

This very attractive home stands in a prominent position in the close and is approached from the roadside across a wide resin based driveway area providing parking for up to 4 family vehicles with an EV charger point and exterior light fittings. Pedestrian access and pathway runs down the southern elevation to the rear of the house onto which kitchen side entrance door opens, including an exterior light fitting and a water tap.

The rear grounds have been carefully and thoughtfully landscaped to maximise outside entertainment space with a good sized raised composite deck adjoining the eastern rear elevation of the house. The canopied pergola provides a delightful seating/al fresco dining area, accessed by both the dining room and garden room French doors. There is further accompanying timber decking with a barbecue lean-to area set across the eastern rear boundary fencing and open hot tub cabin set to the south eastern corner with exterior light fitting and power points.

North Kesteven District Council – Tax band D

ENERGY PERFORMANCE RATING: B

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
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

