



14 Norfolk Crescent  
Bracebridge Heath, Lincoln, Lincolnshire, LN4 2ST

Offers Over  
£450,000

## 5 Bedroom Detached House

- Freehold
- No Onward Chain
- Detached Family Home
- Modern Kitchen Diner
- Family Bathroom & 2 En-Suite's
- 5 Spacious Bedrooms
- Driveway & Garage
- Highly Sought After Village Location
- EPC Rating - D
- Council Tax Band - E

[Click here to access the Energy Performance Certificate for 14 Norfolk Crescent, Bracebridge Heath, Lincoln, Lincolnshire, LN4 2ST](#)



## Overview

This immaculately presented and remodelled detached family home, featuring five spacious double bedrooms offering over 2,300 sq ft of well-planned and versatile living space, to be sold with No Onward Chain.

The extensive living accommodation briefly comprises; Entrance Hallway, Lounge with log burner, Study/Snug, Modern Kitchen Diner, Utility Room, Home Bar/Additional Reception Room, Cloakroom, Conservatory, first floor landing, Principal bedroom with two walk in wardrobes and a luxury En-Suite bathroom, second Bedroom with En-Suite shower room and dressing room, three further Bedrooms and the Family Shower Room.



Externally the property benefits from having a private & enclosed family garden, with patio, lawn and a raised decked area which offers a fantastic place to relax, unwind and entertain guests throughout the year.

Bracebridge Heath is ideally situated just two miles south of the Cathedral City of Lincoln, at the intersection of the A15 to Sleaford and the A607 to Grantham. The property falls within the catchment area of LSST school and is served by excellent local amenities, including two supermarkets, a post office, a pharmacy, a public library, a primary school, a doctor's surgery, several public houses, a fish and chip shop, a cricket club, a hair salon, various takeaways, an active village hall, and a sports and social club. The village also offers excellent transport links to the City Centre.





# Norfolk Crescent, Bracebridge Heath, Lincoln, LN4

Approximate Area = 2302 sq ft / 213.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1136621



## Location



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