



31 Beech Road

Branston, Lincoln, LN4 1PG

£218,000

A two bedroom link detached bungalow situated on a generous corner plot in the popular village of Branston. The property has spacious living accommodation comprising of Hall, large Lounge, Kitchen Diner, two Double Bedrooms and a Shower Room. Outside there is a block paved Driveway, Single Garage and Gardens to three sides. The bungalow is well-situated being directly on a bus route. The property also benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located in the very popular village of Branston, lying approx. 4 miles south of the historic Cathedral and University City of Lincoln. The village features local shops, a co-op, schooling and other amenities. Further schooling and other facilities are available in the adjoining villages of Heighington and Washingborough. Central Lincoln has the usual High Street shops and department stores, banking, allied facilities, multiplex cinema, marina and art gallery. The famous steep hill leads to the Uphill Area with Lincoln Cathedral and Castle.



DIRECTIONS

Heading out of Lincoln along the B1188 towards Branston, continue over the roundabout and proceed into the village of Branston. Take the second turning on to Beech Road and the property is located on the right hand side.

ACCOMMODATION

HALL

With radiator, loft access point and double glazed window to the side aspect.

LOUNGE

21' 10" x 13' 0" (6.68m x 3.98m), with three double glazed windows to the front and side aspects, gas fire set within feature decorative fireplace and two radiators.



KITCHEN/DINER

13' 10" x 11' 10" (4.23m x 3.61m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, electric oven with gas hob and extractor fan over, space for a washing machine, radiator, door to the Rear Garden and two double glazed windows to the rear aspect.

BEDROOM 1

12' 3" x 11' 10" (3.75m x 3.63m), with double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 9" x 9' 0" (3.90m x 2.76m), with double glazed window to the front aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower, pedestal wash hand basin and close coupled WC, tiled flooring, part-tiled walls, airing cupboard housing the gas-fired central heating boiler, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a generous corner plot with gardens to three sides. To the front there is a block paved Driveway providing off-street parking for multiple vehicles and access to the Single Garage. The Garage is attached and linked to the neighbouring property and has an electric remote controlled roller door to the front, a personal door and window to the rear aspect. The property has lawned Gardens to the front, side and rear with a greenhouse and shed.





WEBSITE

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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

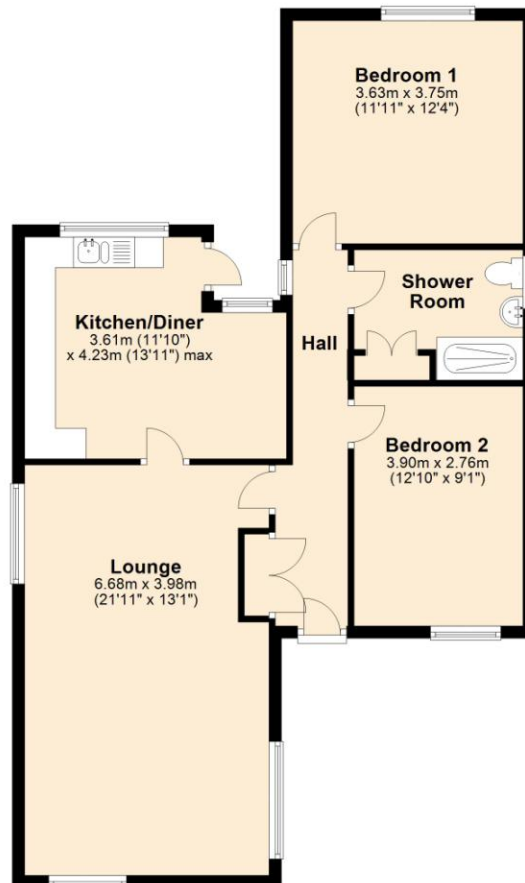
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Ground Floor

Approx. 78.9 sq. metres (849.0 sq. feet)



Total area: approx. 78.9 sq. metres (849.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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