



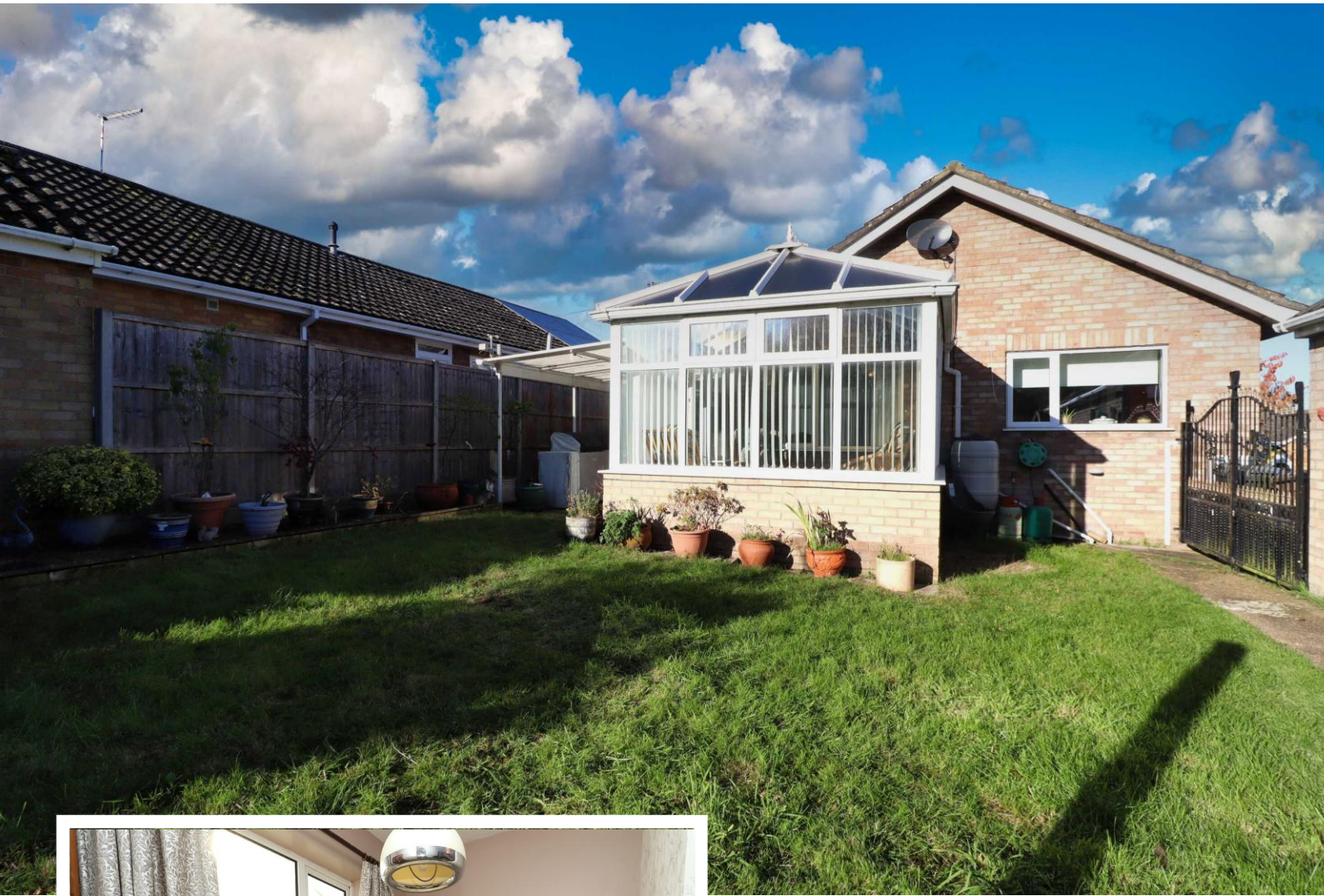
15 Laburnum Close

Branston, Lincoln, LN4 1PL

£219,950

A two bedroom detached bungalow situated down a quiet cul de sac in the popular village of Branston, to the South of the Cathedral City of Lincoln. The property benefits from having Solar Panels on the roof (owned outright) and has accommodation comprising of Porch, Hall, Lounge/Diner, fitted Kitchen, Conservatory, two Double Bedrooms and a Shower Room. Outside there is a Front Garden, a Driveway providing off-street parking for multiple vehicles, a detached Single Garage and a private and enclosed Rear Garden that backs onto woodland. The property further benefits from No Onward Chain and viewing highly recommended.





SERVICES

All mains services available. Gas central heating. Solar Panels on the roof (owned outright).

EPC RATING – D

COUNCIL TAX BAND – B

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.





ACCOMMODATION

PORCH

HALL

With loft access point.

LOUNGE/DINER

22' 0" x 16' 8" (6.73m x 5.1m), with double glazed windows to the front and rear aspects, double glazed sliding patio door to the Rear Garden, electric fire in stone fireplace and two radiators.

KITCHEN

12' 1" x 9' 0" (3.7m x 2.76m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, gas hob with extractor fan over, wall-mounted gas-fired central heating boiler, integrated fridge and freezer, space for a washing machine, tiled splashbacks and double glazed window to the rear aspect.

SIDE PORCH

CONSERVATORY

11' 11" x 10' 2" (3.64m x 3.12m), with double glazed French doors to the Rear Garden, tiled flooring and ceiling fan.

BEDROOM 1

14' 4" x 9' 6" (4.38m x 2.91m), with double glazed window to the front aspect, fitted wardrobes with mirror fronted sliding doors and radiator.

BEDROOM 2

10' 7" x 9' 11" (3.23m x 3.04m), with double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower, close coupled WC and wash hand basin in a vanity unit, airing cupboard, tiled splashbacks and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a Garden laid mainly to lawn. There is a side Driveway providing off-street parking for multiple vehicles and access to the Single Garage. The Garage has an up and over door to the front aspect, side personal door and a window. To the rear of the property there is an enclosed and private Garden laid mainly to lawn with mature shrubs, a covered patio seating area and backing onto woodland.



WEBSITE

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 85.6 sq. metres (921.8 sq. feet)



Total area: approx. 85.6 sq. metres (921.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

