



11 Villa Close

Branston, Lincoln, LN4 1LW

£250,000 (OFFERS INVITED)

Located in a quiet cul-de-sac position with good off-road parking and having a South-facing rear garden, this spacious detached bungalow is offered for sale with **No Onward Chain**. The property benefits from internal accommodation comprising of Inner Hallway, bay-fronted Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms and a Bathroom. Outside there is a driveway, front and rear gardens and a detached single garage. Viewing is essential.



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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.



ACCOMMODATION

INNER HALLWAY

With door and window to the front aspect, radiator, doors leading to the Lounge, Kitchen, three Bedrooms and Bathroom, airing cupboard and access to the roof void.

LOUNGE

12' 3" x 12' 8" (3.75m x 3.88m), with UPVC box bay window to the front aspect, radiator and archway to the Dining Room.

DINING ROOM

8' 8" x 7' 5" (2.66m x 2.27m), with UPVC window to the rear aspect, radiator, space for a dining table and serving hatch to the Kitchen.



KITCHEN

8' 8" x 9' 2" (2.66m x 2.80m), with window and door to the Conservatory, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral oven, four ring gas hob with extraction above, space for a fridge freezer and wall-mounted cupboards with complementary tiling below.

CONSERVATORY

7' 11" x 8' 3" (2.42m x 2.53m), with UPVC windows and double doors to the rear garden and space for an automatic washing machine.

BEDROOM 1

10' 7" x 11' 7" (3.24m x 3.55m), with UPVC window to the front aspect and radiator.



BEDROOM 2

8' 8" x 9' 0" (2.66m x 2.76m), with UPVC window to the rear aspect and radiator.

BEDROOM 3

8' 8" x 7' 6" (2.66m x 2.30m), with UPVC window to the rear aspect and radiator.

WC

5' 5" x 6' 2" (1.66m x 1.90m), with suite to comprise of WC and wash hand basin, radiator and window to the front aspect.

BATHROOM

6' 5" x 6' 2" (1.96m x 1.89m), with UPVC window to the side aspect, radiator and suite to comprise of bath with electric shower over, WC and wash hand basin.

GARAGE

16' 5" x 8' 2" (5.01m x 2.50m), with up and over door to the front aspect, window and door to the side aspect, power and lighting.

OUTSIDE

To the front of the property there is a lawned garden, driveway, gravelled off-street parking and gated access to the rear where there is a detached single garage. To the rear of the property there is a lawned garden, paved seating area and flowerbeds.





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.

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

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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Ground Floor
Approx. 93.7 sq. metres (1008.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 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 are 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.

