



16 Shardloes

Branston, Lincoln, LN4 1UD

£285,000

A deceptively spacious and extended three bedroom detached bungalow within the popular village of Branston. The internal living accommodation briefly comprises of Porch, Hall, Lounge, Study, Kitchen/Dining Room, Conservatory, three double Bedrooms, Wet Room and Shower Room. There is a front garden, driveway providing off street parking with a longer than average garage and an enclosed private rear garden with mature shrubs, ideal for the keen gardener. Viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



ACCOMMODATION

PORCH

With double glazed windows to the front aspect and tiled floor.

HALL

With airing cupboard, storage cupboard, loft access point and radiator.

LOUNGE

17' 8" x 11' 5" (5.41m x 3.49m) With double glazed bow window to the front aspect, electric fire set within feature stone fireplace and radiator.

STUDY

8' 9" x 6' 9" (2.67m x 2.08m) With double glazed window to the front aspect and radiator.



KITCHEN/DINING ROOM

22' 5 (max)" x 15' 10 (max)" (6.83m x 4.83m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, spaces for fridge, freezer, washing machine and tumble dryer, tiled splashbacks, tiled/parquet flooring, radiator and double glazed window to the rear aspect.

CONSERVATORY

11' 1" x 10' 2" (3.39m x 3.11m) With double glazed windows to the rear and side aspects with views of the garden, tiled flooring and radiator.



BEDROOM 1

12' 1" x 11' 0" (3.69m x 3.36m) With a range of fitted bedroom furniture, double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 0" x 9' 3" (3.68m x 2.82m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 7" x 8' 9" (3.23m x 2.67m) With double glazed window to the side aspect and radiator.

WET ROOM

With shower, pedestal wash hand basin, close coupled WC, tiled walls, shaver point, radiator and double glazed window to the side aspect.



SHOWER ROOM

With shower cubicle, pedestal wash hand basin, close coupled WC, tiled splashbacks, radiator and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a lawned garden, a driveway providing off street parking and access to the single garage. To the rear there is a generous enclosed rear garden, laid mainly to lawn with a patio seating area, mature shrubs, flowerbeds, a large greenhouse and a shed.



GARAGE

22' 8" x 7' 10" (6.93m x 2.41m) With electric up and over door to the front, side personal door, light and power.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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Sills & 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.

Claverings 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 will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

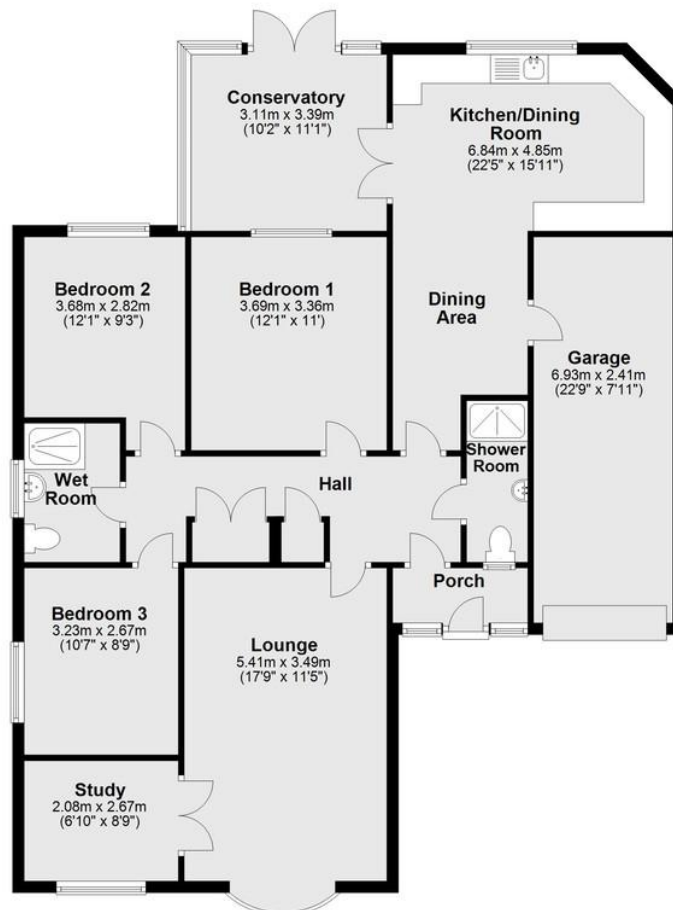
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.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

Approx. 129.8 sq. metres (1397.7 sq. feet)



Total area: approx. 129.8 sq. metres (1397.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

