



46 Wisteria Avenue

Branston, Lincoln, LN4 1QE

£249,950

A well-presented three bedroomed detached bungalow positioned in the popular village of Branston. The property has been greatly improved by the current owners and offers an Entrance Porch, Inner Hallway, Lounge, Dining Area, fitted Kitchen, Conservatory, three well-appointed Bedrooms, Shower Room and an additional WC. There are beautiful gardens to the front and rear and a driveway and garage to the side. Viewing of the property is recommended to appreciate the accommodation on offer and the position it sits within this convenient village location.





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

Located in the popular village of Branston, which offers a wide range of local facilities including schools, shops and public houses. There are regular bus services in and out of Lincoln City Centre.



ACCOMMODATION

ENTRANCE

With UPVC window and door to the front aspect and UPVC window and door to the Inner Hallway.

INNER HALLWAY

With wooden flooring, radiator, doors to the Dining Area, Family Bathroom, Shower Room, and three Bedrooms and airing cupboard with storage shelving and housing the central heating boiler.

LOUNGE

20' 3" x 10' 11" (6.17m x 3.33m), with UPVC bay window to the front aspect, UPVC window the side aspect, wooden flooring, electric fire with marble hearth and decorative surround and radiator.

DINING ROOM

9' 10" x 11' 3" (3m x 3.43m), with UPVC window to the side aspect, door to the Kitchen, space for a dining table, radiator and leading into the Lounge.

KITCHEN

10' 0" x 9' 9" (3.05m x 2.97m), fitted with a modern and stylish range of wall and base units with work surfaces over, ceramic sink and drainer with mixer tap over, spaces for a cooker, fridge freezer and washing machine, integral dishwasher, tiled splashbacks, wood-effect flooring and UPVC door and window to the side aspect.

SHOWER ROOM

5' 8" x 5' 7" (1.73m x 1.7m), with UPVC window to the side aspect, suite to comprise of WC, wash hand basin and shower, vinyl flooring and chrome towel radiator.

WC

With UPVC window to the side aspect, WC, wash hand basin and part-tiled walls.

BEDROOM 1

12' 11" x 9' 9" (3.94m x 2.97m), with UPVC window to the rear aspect, radiator and wooden flooring.

BEDROOM 2

9' 9" x 8' 10" (2.97m x 2.69m), with UPVC window to the rear aspect, radiator and wooden flooring.

BEDROOM 3

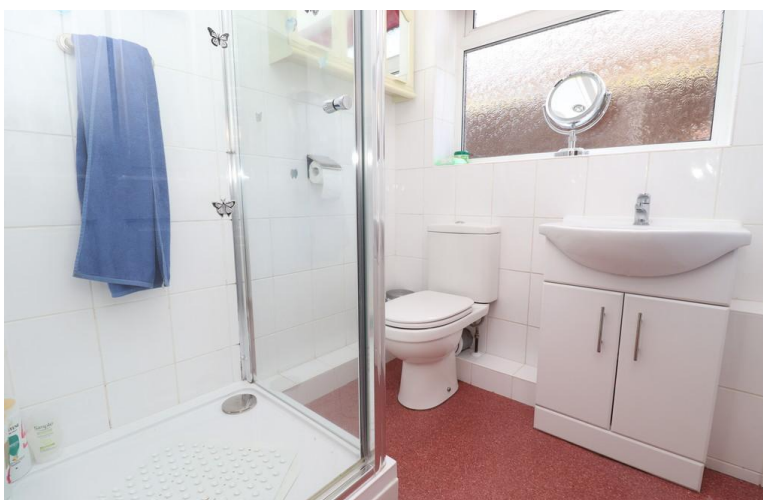
6' 11" x 12' 10" (2.11m x 3.91m), with UPVC sliding doors to the Conservatory, wooden flooring and radiator.

CONSERVATORY

8' 6" x 7' 7" (2.59m x 2.31m), with tiled flooring, UPVC windows and double doors to the rear garden and centre fan and light.

OUTSIDE

To the front of the property there are decorative gravelled beds and a block-paved driveway to the side providing parking for vehicles and giving vehicular access to the integral garage. To the rear of the property there is a lawned garden, circular paved seating area and flowerbeds.





GARAGE

15' 11" x 8' 4" (4.85m x 2.54m), with UPVC door and window to the rear aspect, up-and-over door to the front aspect, power and lighting.

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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