



## 2 Juniper Close

Branston, Lincoln, LN4 1PJ

**£229,950**

A three bedroom detached bungalow situated in a cul de sac position in the ever popular village of Branston. The well-presented internal accommodation briefly comprises of Porch, Hall, L-Shaped Lounge/Diner, modern fitted Kitchen, three Bedrooms and Shower Room. Outside there is a driveway, a single garage and pleasant front and rear gardens. Viewing is highly recommended. NO CHAIN.





Juniper Close, Branston, Lincoln, LN4 1PJ



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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

### HALL

With radiator, airing cupboard housing the gas fired central heating boiler, storage cupboard, spotlights and loft access point.

### LOUNGE/DINER

23' 1 (max)" x 19' 11 (max)" (7.04m x 6.07m) With double glazed windows to the front and side aspects, electric fire set within feature fireplace and three radiators.

### KITCHEN

11' 10" x 9' 11" (3.63m x 3.04m) 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, electric oven with gas hob and extractor fan over, integrated fridge, freezer and slimline dishwasher, tiled splashbacks, tall radiator, door to the side aspect and double glazed window to the side aspect.

### BEDROOM 1

13' 5" x 9' 9" (4.09m x 2.98m) With fitted wardrobes with sliding doors, double glazed window to the rear aspect and radiator.

### BEDROOM 2

10' 5" x 9' 1" (3.18m x 2.77m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

10' 6" x 7' 0" (3.21m x 2.14m) With double glazed window to the rear aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

### GARAGE

15' 5" x 8' 7" (4.71m x 2.63m) With electric roller door, double glazed window to the rear aspect, light, power and outside tap.

### OUTSIDE

To the front of the property there is a gravelled garden with mature shrubs and a side driveway providing off street parking for multiple vehicles and giving access to the single garage. To the rear there is a garden laid mainly to lawn with mature shrubs, greenhouse and shed.







**WEBSITE**

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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.

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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**

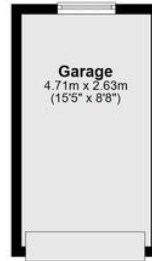
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**Ground Floor**

Approx. 100.5 sq. metres (1081.4 sq. feet)



**Garage**  
4.71m x 2.63m  
(15'5" x 8'8")



Total area: approx. 100.5 sq. metres (1081.4 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 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.

