



Orchard Well, Church Road

Branston, Lincoln, LN4 1LZ

£428,500

A non-estate three bedroom detached bungalow, positioned in the centre of the popular village of Branston, with views over the Church. The property is situated on a larger than average plot with wraparound gardens to the front, side and rear of the property, a driveway providing off-street parking for vehicles and giving vehicular access to a detached double garage. The property has internal accommodation comprising of Rear Entrance/Conservatory and Hallway leading to Lounge, Dining Room, Kitchen Diner, Utility, WC, Shower Room and three well-appointed Bedrooms. The property requires modernisation. Viewing of the property is highly recommended to appreciate the accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – TBC

COUNCIL TAX BAND – E

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

ENTRANCE/CONSERVATORY

13' 11" x 5' 8" (4.25m x 1.75m), with window and doors to the rear and side aspects, radiators, double doors to the Lounge and door to the Inner Hallway.

HALLWAY

With doors to the Lounge, Dining Room, Kitchen, WC, Shower Room and three Bedrooms and a range of fitted wardrobes.

LOUNGE

19' 2" x 13' 11" (5.85m x 4.26m), with windows to the side and front aspects, electric fire with feature surround, wall lights, radiators and archway to the Dining Room.



DINING ROOM

9' 11" x 12' 9" (3.03m x 3.91m), with window to the front aspect, radiator and space for a dining table.

KITCHEN/DINER

10' 9" x 12' 8" (3.29m x 3.88m), with window to the rear aspect, fitted with a range of base units and drawers with work surfaces over, wall-mounted cupboards with complementary tiling below, spaces for a cooker and fridge, stainless steel sink and drainer and door leading to the Rear Entrance.

REAR ENTRANCE

With door to the front garden, fitted cupboards and door to the Utility Room.



UTILITY ROOM

8' 7" x 10' 11" (2.63m x 3.33m), with window to the side aspect, fitted with base units, stainless steel sink and drainer, spaces for a washing machine and tumble dryer and floor-mounted gas central heating boiler.

WC

11' 5" x 6' 4" (3.49m x 1.94m), with window to the side aspect, WC, wash hand basin with vanity cupboard, part-tiled walls and fitted cupboard.

SHOWER ROOM

7' 8" x 8' 8" (2.36m x 2.66m), with shower, WC, wash hand basin, part-tiled walls and radiator.

BEDROOM 1

15' 8" x 12' 0" (4.79m x 3.68m), with high-level window overlooking the rear garden, range of fitted bedroom furniture, window to the side aspect and radiator.

BEDROOM 2

11' 10" x 11' 5" (3.62m x 3.49m), with window to the rear aspect, fitted cupboards and radiator.

BEDROOM 3

11' 9" x 8' 8" (3.59m x 2.65m), with window to the side aspect, window to the Hallway and radiator.



DOUBLE GARAGE

20' 9" x 19' 11" (6.34m x 6.09m), with two up and over doors to the front aspect, power, lighting and windows to the rear and side aspects.



OUTSIDE

To the front of the property there is an extensive lawned garden with an orchard area, mature shrubs, trees and views over the church. To the side of the property there is a sweeping driveway providing off-street parking for vehicles and giving vehicular access to the double garage. There is also a lawned garden with flowerbeds, a well and paved seating area. To the rear of the property there is an extensive lawned garden, flowerbeds, mature shrubs, trees and a shed.

WEBSITE

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

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

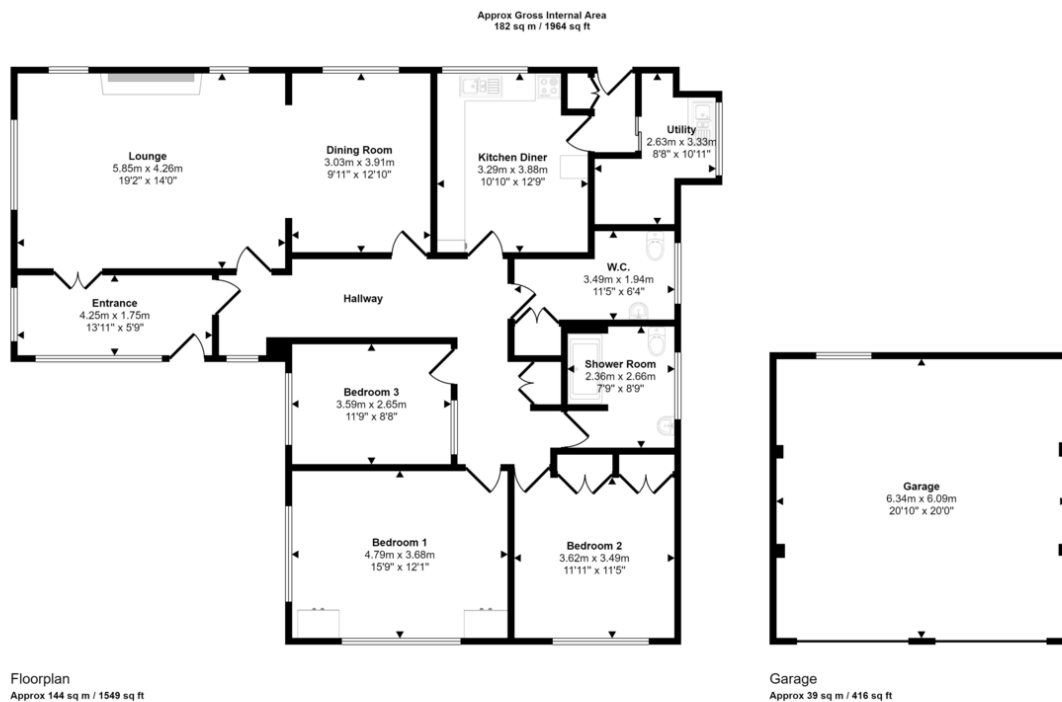
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
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22 Queen Street
Market Rasen
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