



2 Paddock Lane

Branston, Lincoln, LN4 1LB

£280,000

A link-detached three bedroom house situated in the centre of the popular village of Branston, to the South of the Cathedral City of Lincoln. The internal accommodation comprises of Entrance Porch, Lounge/Dining Room, Conservatory, fitted Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is an enclosed rear garden, driveway and single garage. Viewing of this property is recommended to appreciate the accommodation on offer and the position it sits within this popular village.



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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 window to the front aspect, wood-effect flooring and storage cupboards.

LOUNGE/DINER

24' 0" x 16' 2" (7.32m x 4.93m), with double glazed windows to the front and side aspects, double glazed sliding doors to the rear aspect, staircase to First Floor, understairs storage cupboard, decorative fireplace, wood-effect flooring and two radiators.



For illustration purposes only.
Plan produced using PlanItUp.

KITCHEN

8' 2" x 7' 10" (2.49m x 2.39m), 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 and hob with extractor fan over, tiled splashbacks, tiled flooring and door to the Conservatory.

CONSERVATORY

15' 10" x 7' 1" (4.85m x 2.17m), with Utility Area having spaces for a washing machine, tumble dryer and fridge freezer, wall units, wood-effect flooring and double glazed door to the rear garden.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

10' 7" x 9' 4" (3.25m x 2.87m), with double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 2

9' 4" x 7' 9" (2.87m x 2.38m), with double glazed window to the side aspect, storage cupboard and radiator.

BEDROOM 3

6' 9" x 6' 6" (2.07m x 2.00m), with double glazed window to the front aspect, storage cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a path leading to the front door with mature shrubs. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, decked area and greenhouse. The property further benefits from driveway providing off-street parking and a single garage.

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NOTE

1. None of these 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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