



15 Moor Lane

Branston Booths, Lincoln, LN4 1JE

£225,000

A well-presented three bedroom semi-detached property positioned in the popular rural village of Branston Booths, which lies just to the South-East of Lincoln and is conveniently located for the Lincoln Eastern Bypass. The property is within the catchment area of excellent schooling within the surrounding villages as well as in Lincoln. The property has internal accommodation comprising of Inner Hallway, newly fitted Ground Floor WC, Kitchen Diner, larger than average Utility Room, Lounge and a First Floor Landing leading to three well-appointed Bedrooms, fitted wardrobes to Bedrooms One and Two and a Family Bathroom. Outside there is an extensive driveway to the side providing off-street parking for many vehicles and a lawned garden with mature shrubs, trees and flowerbeds. To the rear of the property there is a South-facing lawned garden, patio area, further mature shrubs and trees, open views to the rear and a range of outbuildings. The property was granted planning permission in 2022 for a sizeable extension (application no. 21/1857/HAUS - North Kesteven District Council). A perfect first house or family home in a friendly rural community with the benefit of city facilities located nearby.





SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING – D

COUNCIL TAX BAND – A (North Kesteven District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Branston Booths is a pleasant rural village location in the North Kesteven District of Lincolnshire and is situated close to the nearby villages of Heighington, Potterhanworth and Branston. The property is within the catchment area of a large choice of Ofsted rated 'Good' schooling. The village is also situated approximately five miles South-East of the City of Lincoln and has an easy commuter run and regular bus services to the city. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

INNER HALLWAY

With UPVC door and window to the front aspect, stairs to the First Floor Landing and doors to the WC and Kitchen Diner.

WC

With WC, wash hand basin and UPVC window to the front aspect.

KITCHEN/DINER

10' 7" x 12' 9" (3.23m x 3.91m), fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap, spaces for a cooker and fridge, space/plumbing for a dishwasher or washer/dryer, wall-mounted cupboards with complementary tiling below, cooker hood with external ventilation, space for a dining table, radiator, UPVC window overlooking the rear garden, UPVC window to the side aspect overlooking the driveway, door to the Utility Room and doorway leading to the Lounge.

UTILITY ROOM

10' 3" x 13' 9" (3.13m x 4.20m), with windows to the front and side aspects, door to the rear garden, fitted with a range of base units, wall-mounted oil-fired central heating system and spaces for a washing machine, tumble dryer and fridge.

LOUNGE

17' 6" x 14' 1" (5.35m x 4.30m), with UPVC window to the front aspect, UPVC sliding doors to the rear patio area, fireplace and a pair of upright traditional-style radiators.

FIRST FLOOR LANDING

With UPVC window to the front aspect, doors to three Bedrooms and the Bathroom and access to the fully boarded loft with fitted folding loft ladders and lighting.

BEDROOM 1

10' 3" x 14' 0" (3.13m x 4.28m), with UPVC window to the rear aspect with views over the rear garden and countryside, range of fitted wardrobes and radiator.

BEDROOM 2

10' 2" x 12' 9" (3.11m x 3.90m), with UPVC window to the rear aspect with views over the rear garden and countryside, fitted wardrobe and radiator.

BEDROOM 3

6' 11" x 11' 2" (2.12m x 3.42m), with UPVC window to the front aspect and radiator.

BATHROOM

7' 0" x 5' 6" (2.14m x 1.70m), with UPVC window to the front aspect, suite to comprise of bath with shower over, WC and wash hand basin, vanity light, extractor fan with external ventilation and tall centrally-heated towel rail.





OUTSIDE

To the front of the property there is an extensive lawned garden with flowerbeds, external power outlet, a side gate and a large driveway to the side providing off-street parking and giving vehicular access to the side/rear of the property. To the rear of the property there is a South-facing lawned garden with views over countryside and two outbuildings.

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 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.

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 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.

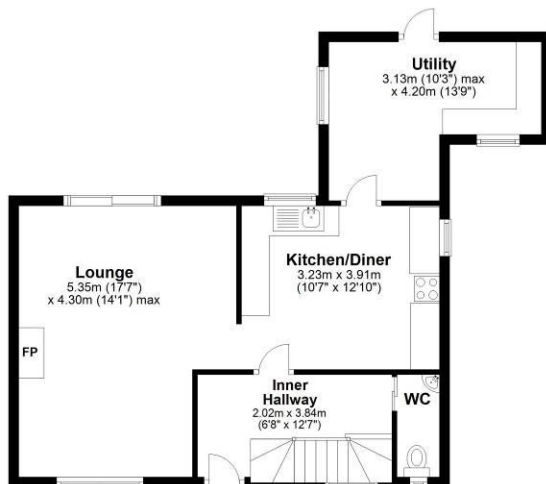
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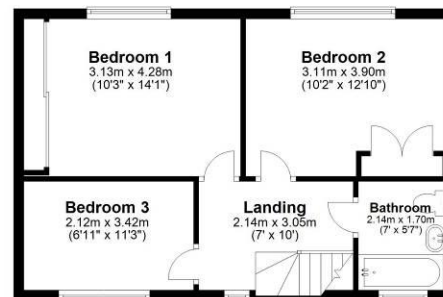
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Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

15 Moor Lane, Branton Booths

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.

