



## 5 Taylor Close

Branston, Lincoln, LN4 1FP

**£395,000**

A nearly-new four bedroom detached house situated in a tucked away position, within the popular village of Branston. The property has immaculate and spacious accommodation comprising of Hall, Lounge, Study, modern Kitchen Diner, Cloakroom/WC and a First Floor Landing leading to four Double Bedrooms, Master En-Suite Shower Room and a modern Family Bathroom. Outside the property has a detached double garage, double block paved driveway and an enclosed rear garden. Viewing of this stunning home is highly recommended to appreciate the accommodation on offer and the desirable position on this modern estate.



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### SERVICES

All mains services available. Gas central heating.

### EPC RATING – B

**COUNCIL TAX BAND** – E (North Kesteven District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### SERVICE CHARGE

Service Charge Amount - approx. £180 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

### 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

### HALL

With staircase to First Floor, double glazed windows to the front and rear aspects, laminate flooring and radiator.

### LOUNGE

14' 9" x 15' 0" (4.52m x 4.59m) With two double glazed windows to the front aspect, double glazed French doors to the rear garden and radiator.

### STUDY

10' 0" x 10' 11" (3.05m x 3.34m) With double glazed windows to the front and side aspects and radiator.

### CLOAKROOM/WC

6' 1" x 3' 2" (1.87m x 0.99m) With close coupled WC, pedestal wash hand basin, tiled walls, part-tiled floor, double glazed window to the side aspect and radiator.

### KITCHEN/DINER

11' 0" x 22' 10" (3.36m x 6.97m) Fitted with a range of modern wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, washing machine, dishwasher, eye-level electric double oven, microwave and gas hob with extractor fan over, wall-mounted gas-fired central heating boiler, breakfast bar, tiled flooring, spotlights, downlighters, three double glazed windows to the side aspects, double glazed French doors to the rear garden and radiator.



### FIRST FLOOR LANDING

With double glazed window to the rear aspect and radiator.



### BEDROOM 1

11' 2" x 19' 11" (3.4m x 6.07m)(max) With two double glazed windows to the side aspects, fitted wardrobes with mirror-fronted sliding doors and radiator.

### EN-SUITE SHOWER ROOM

5' 0" x 7' 1" (1.54m x 2.18m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect,

### BEDROOM 2

9' 10" x 14' 11" (3.02m x 4.56m) With two double glazed windows to the front and rear aspects and radiator.

### BEDROOM 3

10' 0" x 9' 3" (3.06m x 2.82m) With two double glazed windows to the front and side aspects and radiator.

### BEDROOM 4

8' 2" x 11' 4" (2.51m x 3.47m) With double glazed window to the front aspect, storage cupboard and radiator.

### BATHROOM

5' 3" x 7' 4" (1.62m x 2.26m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.





## OUTSIDE

The property has a block paved driveway providing off-street parking for multiple vehicles and access to the detached double garage. The garage has twin up and over doors, side personal door, light and power. The property has a lawned front garden and an enclosed rear garden which is laid mainly to lawn with patios, decked seating areas and raised flowerbeds.

### 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](http://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 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

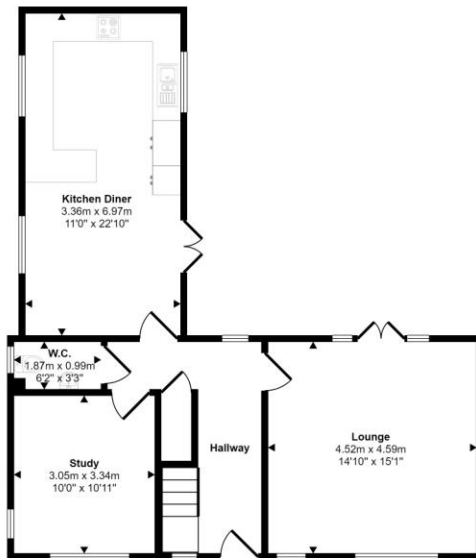
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

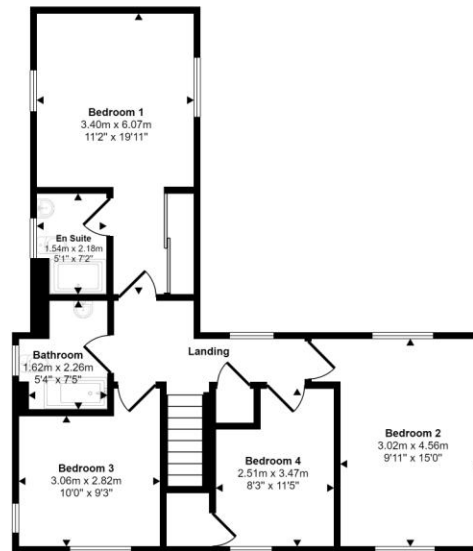
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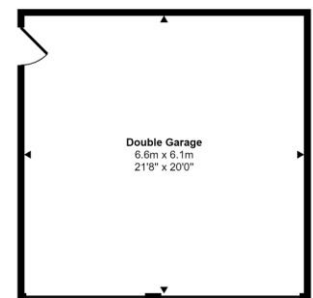
Approx Gross Internal Area  
175 sq m / 1884 sq ft



Ground Floor  
Approx 70 sq m / 749 sq ft



First Floor  
Approx 69 sq m / 743 sq ft



Garage  
Approx 36 sq m / 392 sq ft

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  
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.

