



22 Linden Avenue

Branston, Lincoln, LN4 1NZ



Book a Viewing!

£210,000

A well-presented two bedroom detached bungalow positioned in the popular village of Branston. The property has been greatly improved and maintained by the current owners and offers internal accommodation to comprise of Entrance Porch, bay-fronted Lounge, two-well appointed Bedrooms with double doors to the rear garden in Bedroom 2, luxury fitted Family Bathroom and a newly fitted modern Kitchen with a range of fitted appliances. Outside there are gardens to the front and rear, a driveway and garage. The property further benefits from No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

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 PORCH

With UPVC windows and doors to the front aspect, UPVC door leading to the Lounge and shelving.

LOUNGE

11' 10" x 14' 4" (3.61m x 4.38m), with UPVC bay window to the front aspect, UPVC window to the side aspect, radiator, electric fire and door to the Inner Hallway.

KITCHEN

10' 10" x 8' 6" (3.31m x 2.60m), with UPVC window overlooking the rear garden, UPVC door to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral electric oven and electric hob with extraction above, wall-mounted cupboards with complementary splashback and spaces for washing machine and fridge freezer.

INNER HALLWAY

With doors to two Bedrooms, Bathroom, Lounge and Kitchen.

BATHROOM

5' 5" x 6' 7" (1.67m x 2.02m), with tiled flooring, tiled walls, UPVC window to the rear aspect, chrome towel radiator and suite to comprise of bath with shower over, wash hand basin with vanity cupboard and WC.

BEDROOM 1

11' 8" x 10' 0" (3.58m x 3.06m), with UPVC window to the front aspect and radiator.

BEDROOM 2

13' 4" x 8' 11" (4.07m x 2.72m), with double UPVC doors to the rear garden and vertical radiator.

OUTSIDE

To the rear of the property there is a paved seating area, lawned garden, flowerbeds, mature shrubs and trees and a greenhouse. To the front of the property there is a lawned garden, flowerbeds and a driveway providing off-street parking for vehicles.

GARAGE

16' 9" x 7' 9" (5.11m x 2.38m), with electric door to the front aspect, door to the rear garden, power and lighting.





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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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BUYING YOUR HOME

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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

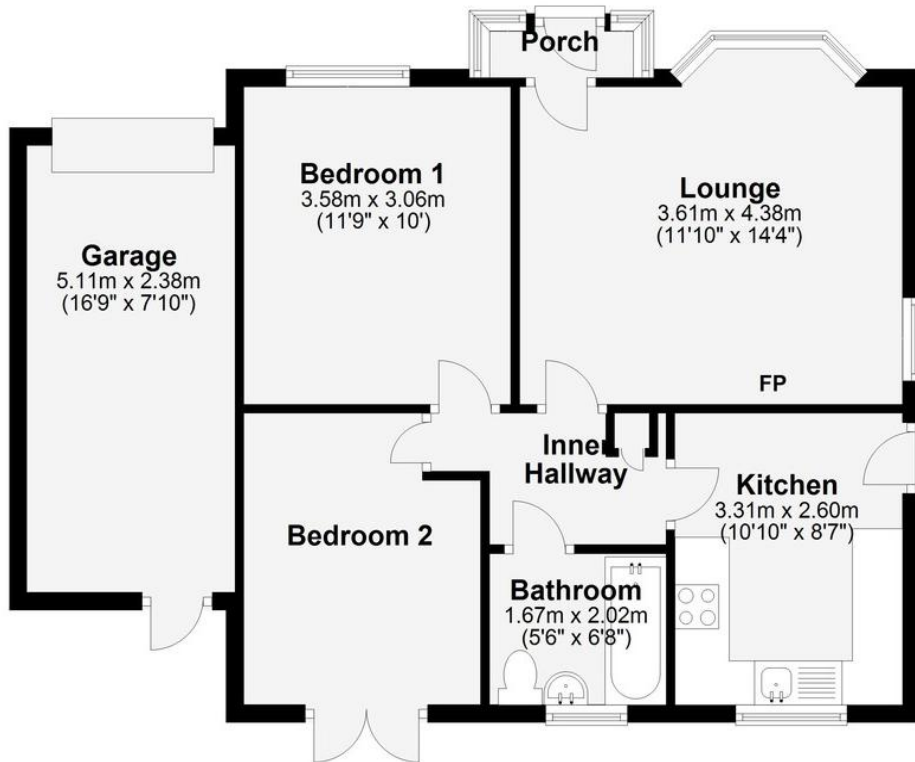
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Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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LN2 1AS

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