



## 25 Sleaford Road Branston, Lincoln, LN4 1LL



Book a Viewing!

### £230,000

A well-presented three bedroom semi-detached house situated in the centre of the popular village of Branston, within a short walk of the village centre and local schooling, whilst also having easy access to Lincoln City Centre. Internally the property has living accommodation briefly comprising of Entrance Hallway, Downstairs WC, Lounge, Kitchen Diner with double doors to the rear garden and a First Floor Landing leading to three Bedrooms, Main Bedroom with En-Suite Shower Room and a Family Bathroom. Outside there is a low maintenance garden to the rear with a patio seating area and an artificial lawned garden. The property further benefits from a driveway providing off-street parking and giving access to the single garage. The property is being sold with No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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.





#### ENTRANCE HALL

With external door, tiled flooring and radiator.

#### LOUNGE

14' 7" x 12' 8" (4.44m x 3.86m), with tiled flooring, low level WC, wash hand basin, part-tiled walls, radiator and extractor fan.

#### KITCHEN/DINER

16' 1" x 8' 6" (4.9m x 2.59m), with UPVC double glazed window and double doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, plumbing/space for washing machine and space for a fridge.



#### FIRST FLOOR LANDING

With UPVC double glazed window, access to roof void and radiator.

#### BEDROOM 1

10' 8" x 9' 4" (3.25m x 2.84m), with two UPVC double glazed windows, radiator and access to En-Suite.

#### EN-SUITE

9' 4" x 3' 0" (2.84m x 0.91m), with tiled flooring, part-tiled walls, low level WC, wash hand basin, shower cubicle, radiator, spotlighting and extractor fan.



#### BEDROOM 2

9' 4" x 8' 6" (2.84m x 2.59m), with UPVC double glazed window and radiator.

#### BEDROOM 3

6' 8" x 6' 5" (2.03m x 1.96m), with UPVC double glazed window and radiator.

#### BATHROOM

6' 5" x 5' 10" (1.96m x 1.78m), with UPVC double glazed window, tiled flooring, part-tiled walls, low level WC, wash hand basin, bath with mains shower over, radiator, spotlighting and extractor fan.



#### OUTSIDE

There is a low maintenance garden to the rear with a patio seating area and artificial lawned garden. There is also a block paved driveway providing off-street parking which gives access to a single garage.



**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)

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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**

SBS & Better Edge, 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 then we will receive a referral fee of up to £125.

Coverings 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.

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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**

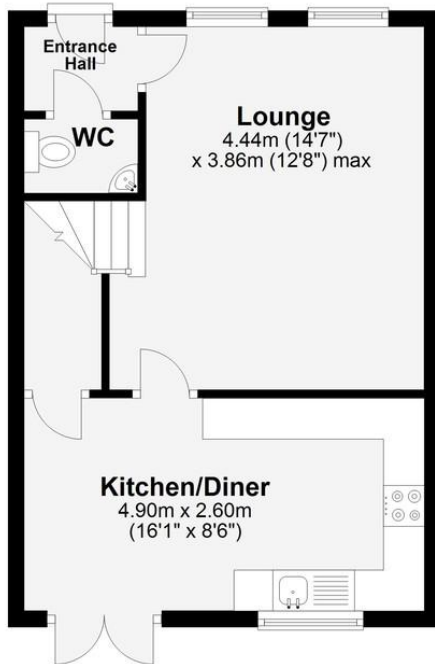
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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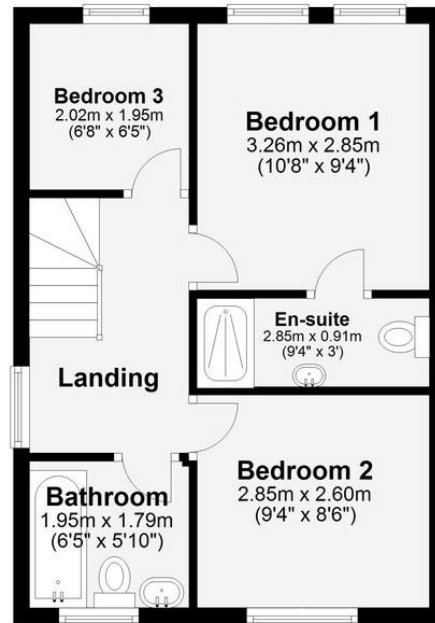
**Ground Floor**

Approx. 35.0 sq. metres (376.6 sq. feet)



**First Floor**

Approx. 34.5 sq. metres (371.2 sq. feet)



**Total area: approx. 69.5 sq. metres (747.7 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**  
Lincoln  
LN2 1AS

**22 Queen Street**  
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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 and 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.

