



105 Beech Road, Branston
Lincoln, LN4 1UZ



Book a Viewing!

£365,000

An extended four bedroom detached family home 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, Inner Hallway, modern fitted Kitchen with Utility Room, Dining Room, Lounge, Conservatory, Downstairs WC and a First Floor Landing giving access to four Bedrooms, En-suite to Bedroom 1 and a Bathroom. Outside there is a garden to the front, driveway, garage and a landscaped garden to the rear.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

ENTRANCE

With UPVC sliding doors to the front aspect and UPVC window and doors to the Inner Hallway.

INNER HALLWAY

With wooden laminate flooring, radiator, stairs to First Floor Landing and understairs storage.

LOUNGE

11' 6" x 14' 7" (3.51m x 4.45m), with UPVC bay window to the front aspect, radiator, gas fire with marble hearth and decorative wooden surround, wall lights and archway leading to Dining Room.

DINING ROOM

10' 11" x 10' 0" (3.33m x 3.06m), with double UPVC doors and windows to the Conservatory, radiator and space for a dining table.

CONSERVATORY

13' 7" x 10' 0" (4.15m x 3.06m), with UPVC windows and double doors to the rear garden, centre fan and light, power and lighting.

KITCHEN

10' 11" x 11' 3" (3.33m x 3.44m), with UPVC window to the rear aspect, wood-effect laminate flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral Indesit electric oven and grill, four ring gas hob with extraction above, wall-mounted cupboards with complementary tiling, radiator, space for breakfast table and door to the Utility Room.

UTILITY ROOM

6' 8" x 7' 8" (2.05m x 2.36m), with UPVC window to the side aspect, UPVC door to the rear garden, laminate flooring, fitted with base units, full-height storage cupboard, part-tiled walls, spaces for a washing machine and fridge freezer and door to the WC.

WC

With UPVC window to the side aspect, WC, wash hand basin, radiator, laminate flooring and part-tiled walls.

FIRST FLOOR LANDING

With access to roof void, doors to four Bedrooms, Shower Room and airing cupboard.

SHOWER ROOM

5' 6" x 7' 10" (1.68m x 2.41m), with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin, part-tiled walls and chrome towel radiator.





BEDROOM 1

17' 1" x 8' 4" (5.21m x 2.56m), with UPVC window to the front aspect, door to the En-Suite and radiator.

EN-SUITE

5' 5" x 8' 4" (1.67m x 2.56m), with UPVC window to the side aspect, tiled flooring, tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and radiator.

BEDROOM 2

12' 9" x 9' 0" (3.89m x 2.75m), with UPVC window to the front aspect and radiator.

BEDROOM 3

9' 11" x 9' 7" (3.03m x 2.94m), with UPVC window to the rear aspect, radiator and views over the garden.

BEDROOM 4

8' 5" x 9' 6" (2.58m x 2.90m), with UPVC window to the front aspect, radiator and fitted cupboard.

OUTSIDE

To the rear of the property there is a block paved seating area, lawned garden, flowerbeds, decorative gravel beds and a shed. To the front of the property there is a lawned garden, flowerbeds and a block paved driveway.

GARAGE

15' 10" x 7' 8" (4.85m x 2.36m), with electric roller door to the front aspect, 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/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

SIBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

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.

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.

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 Mundy 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.

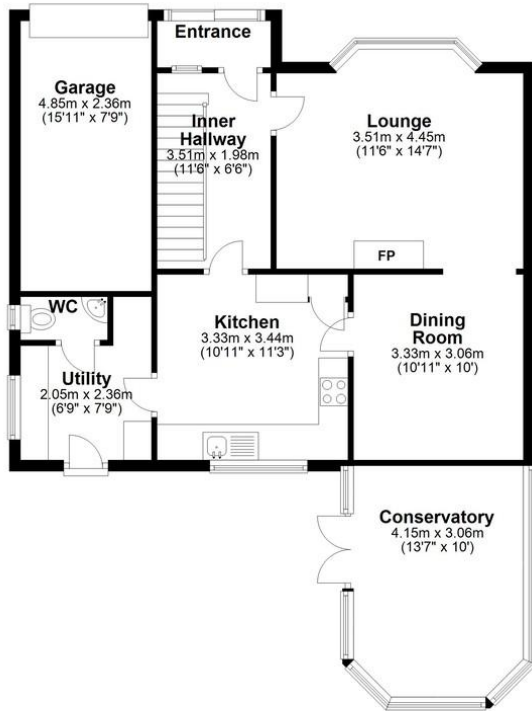
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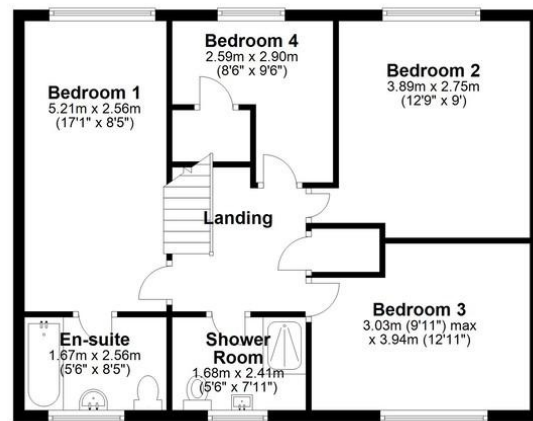
Ground Floor

Approx. 80.8 sq. metres (870.0 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



Total area: approx. 144.8 sq. metres (1558.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.