



## 5 Clematis Close

Branston, Lincoln, LN4 1QF



Book a Viewing!

**£264,400**

Situated in a quiet cul de sac location in the popular village of Branston, to the South of the Cathedral City of Lincoln. A spacious three bedroom detached bungalow with well-presented living accommodation to comprise of Porch, Hall, Lounge, Conservatory, Kitchen, three Bedrooms and Bathroom. Outside there is a driveway, single garage and front, side and rear gardens. Viewing of this property is highly recommended to appreciate all it offers.







#### **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

### PORCH

With tiled flooring and radiator.

### HALL

With two storage cupboards, two radiators, laminate flooring and double glazed window to the rear aspect.

### LOUNGE

18' 11" x 10' 10" (5.77m x 3.32m) With double glazed window to the front aspect, two radiators and a gas fire set within a feature fireplace.

### CONSERVATORY

11' 3" x 11' 3" (3.45m x 3.45m) With double glazed French doors to the front aspect, tiled flooring and radiator.



### KITCHEN

11' 11" x 7' 10" (3.64m x 2.39m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for washing machine and fridge freezer, laminate flooring, door to the garden and double glazed window to the side aspect.

### BEDROOM 1

10' 6" x 10' 6" (3.22m x 3.21m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

14' 3" x 9' 1" (4.35m x 2.77m) With double glazed window to the rear aspect and radiator.



### BEDROOM 3

10' 6" x 9' 9" (3.22m x 2.99m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, spotlights, radiator and double glazed window to the side aspect.

### OUTSIDE

The property sits on a pleasant plot with a lawned front garden, a driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front aspect, personal door to the rear aspect, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with flowerbeds and a greenhouse. To the side there is a further paved seating area.





#### 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, 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 Calum 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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### Ground Floor

Approx. 110.6 sq. metres (1190.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**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.

