



## 58 Beech Road

Branston, Lincoln, LN4 1PR



Book a Viewing!

**£265,000**

A beautifully refurbished three bedroom detached bungalow in the popular village of Branston to the South of the Cathedral City of Lincoln. The property has been thoughtfully refurbished and accommodation on offer comprises of Hall, Lounge/Diner, newly fitted Kitchen, three Bedrooms, Bathroom and Cloakroom/WC. Outside there are front and rear gardens, a driveway and a single garage. The property further benefits from being sold with no chain and viewing is highly recommended.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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.



#### HALL

With double glazed window to the rear aspect, radiator, storage cupboard and airing cupboard.

#### LOUNGE/DINER

10' 10" x 18' 10" (3.31m x 5.75m) With double glazed windows to the front and side aspects and two radiators.

#### KITCHEN

11' 10" x 7' 10" (3.61m x 2.41m) Newly fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and cooker, tiled splashbacks, cupboard housing the Worcester gas fired central heating boiler, radiator, double glazed window and door 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

10' 6" x 9' 10" (3.22m x 3.00m) With double glazed window to the rear aspect, fitted wardrobe and radiator.



#### BEDROOM 3

7' 11" x 7' 2" (2.42m x 2.20m) With double glazed window to the rear aspect and radiator.

#### BATHROOM

Having panelled bath with shower over, pedestal wash hand basin, tiled walls and flooring, radiator and double glazed window to the side aspect.

#### CLOAKROOM/WC

With close coupled WC, part tiled walls, tiled flooring and double glazed window to the side aspect.



#### OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking and access to the garage. The garage has electric roller door to the front, personal door to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with shed.



#### 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

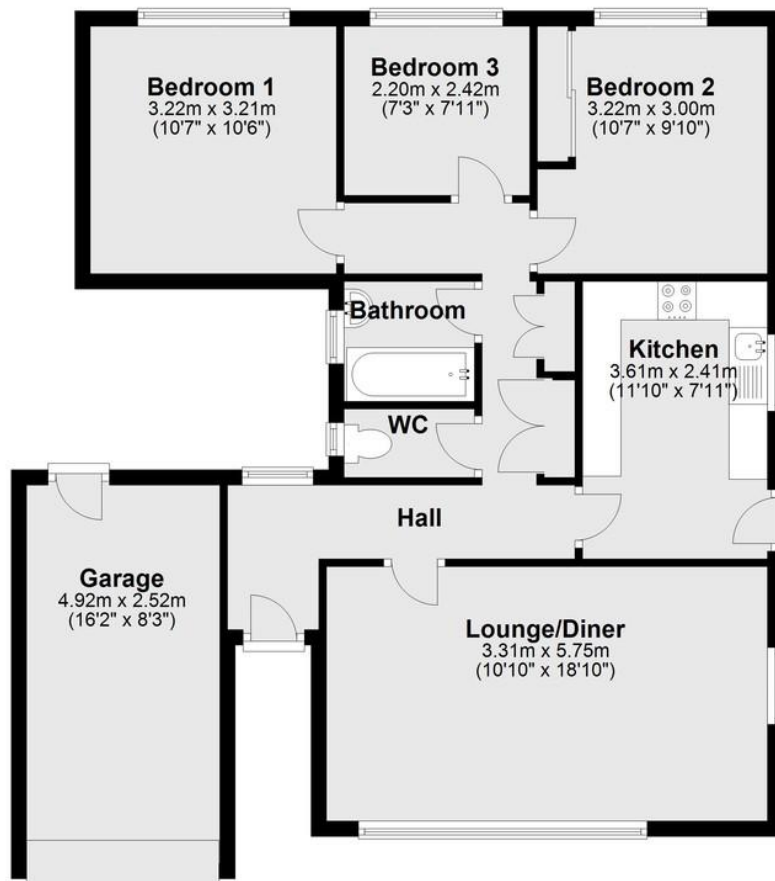
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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. 83.7 sq. metres (901.0 sq. feet)



Total area: approx. 83.7 sq. metres (901.0 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.

