



66 Heathfield Avenue
Branston, Lincoln, LN4 1UG



Book a Viewing!

£310,000

A well-presented detached family home situated within the ever popular village of Branston. The internal accommodation briefly comprises of Entrance Hall, Downstairs WC, Living Room, fitted open plan Kitchen and Dining Area with shelved walk-in pantry and a First Floor Landing leading to four Bedrooms with En-Suite to the Master Bedroom and Family Bathroom. Outside the property is situated on a corner plot with gardens to the front, side and rear. The rear garden being South facing. There is a driveway providing off road parking for two vehicles and access to the single integral garage. The property further benefits from gas central heating and owned solar panels. Viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating. 21 owned Solar Panels, paid every quarter.

EPC RATING – B.

COUNCIL TAX BAND – TBC.

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 main entrance door, stairs rising to first floor, radiator and coving to ceiling.

WC

With WC, wash hand basin, towel radiator, tiled flooring, part tiled surround, coving to ceiling and UPVC window.

LIVING ROOM

15' 7" x 11' 7" (4.75m x 3.53m) With UPVC box bay window to the front aspect, UPVC window to the side aspect, coving to ceiling and living flame gas fire and surround.



KITCHEN & DINING AREA

20' 1" x 12' 8" (6.12m x 3.86m) With UPVC window to the rear aspect and fitted with a range of wall, base units and drawers with solid wood work surfaces, ceramic sink and drainer, fitted induction hob with extractor over and double oven, integrated washing machine, walk in pantry area with fitted shelving, part tiled surround, tiled flooring, breakfast bar, coving to ceiling, inset spotlights, towel radiator and UPVC entrance door to side aspect. The dining area has UPVC patio doors to the rear aspect, radiator and tiled flooring.



FIRST FLOOR LANDING

With UPVC window to the side aspect, radiator, feature glass balustrade, access to roof void and coving to ceiling.

BEDROOM

11' 8" x 11' 6" (3.56m x 3.51m) With UPVC box bay window to the front aspect, fitted wardrobes, coving to ceiling and radiator.

EN-SUITE

With suite to comprise of fitted shower cubicle, tiled floor, tiled walls, towel radiator and UPVC window.



BEDROOM

12' 8" x 9' 4" (3.86m x 2.84m) With UPVC window, radiator and coving to ceiling.

BEDROOM

10' 4" x 9' 8" (3.15m x 2.95m) With UPVC window to rear aspect, radiator and coving to ceiling.

BEDROOM

11' 5" x 8' 1" (3.48m x 2.46m) With UPVC window to the front aspect, radiator and coving to ceiling.



BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m) With suite to comprise of bath, WC and wash hand basin, towel radiator, tiled floor and tiled walls, fitted mirror with sensor light, inset spotlights, built in storage cupboard and UPVC window.

GARAGE

With up and over door.

OUTSIDE

The property is situated on a corner plot with gardens to the front, side and rear aspects. To the front and side aspects the garden is laid to lawn with driveway and paved walkway leading to the main entrance door. The driveway provides off road parking for two vehicles and access to the single garage, the South facing rear garden has a shaped lawned area, patio/seating area and a variety of flowerbeds, shrubs and borders. The garden extends to the side of the property where there are further flowerbeds and a 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

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 Gison 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.

Claverings 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 these 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

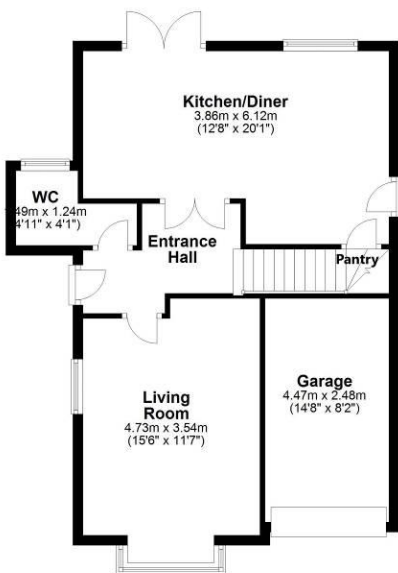
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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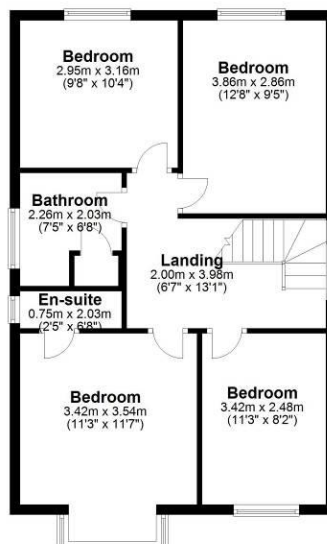
Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 120.8 sq. metres (1300.4 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

66 Heathfield Avenue, Branston, Lincoln

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 and 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.

