



38 High Street

Branston, Lincoln, LN4 1NB



Book a Viewing!

£185,000

A two bedroomed semi-detached grade II listed stone cottage located in the centre of the popular village of Branston. The property has an extensive garden to the rear with outbuildings and off road parking to the front with a small courtyard garden. The property offers internal accommodation to comprise of Lounge, Dining Room, Kitchen and a First Floor Landing leading to two Bedrooms and a Bathroom. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

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.



ACCOMMODATION

KITCHEN

8' 02" x 9' 11" (2.49m x 3.02m) With UPVC door to the rear aspect, double glazed window to the rear aspect, fitted with base units and drawers with work surfaces over, wall mounted cupboards with complementary tiling below, stainless steel sink unit and drainer, spaces for a cooker, fridge and washing machine, radiator and door to the lounge.

LOUNGE

20' 2" x 11' 9" (6.15m x 3.58m) With double glazed windows to the front and side aspects, beams to the ceiling, open fireplace with stone hearth and surround, radiator, stairs to the first floor landing and door to the dining room.

DINING ROOM

9' 10" x 7' 6" (3m x 2.29m) With double doors to the rear garden, window to the side aspect and a wall mounted gas central heating boiler.

FIRST FLOOR LANDING

With double glazed window to the rear aspect, access to roof void via the loft hatch and doors to the bathroom and two bedrooms.

BATHROOM

8' 2" x 8' 7" (2.49m x 2.62m) With double glazed window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, radiator and an airing cupboard housing the hot water tank and shelving.

BEDROOM 1

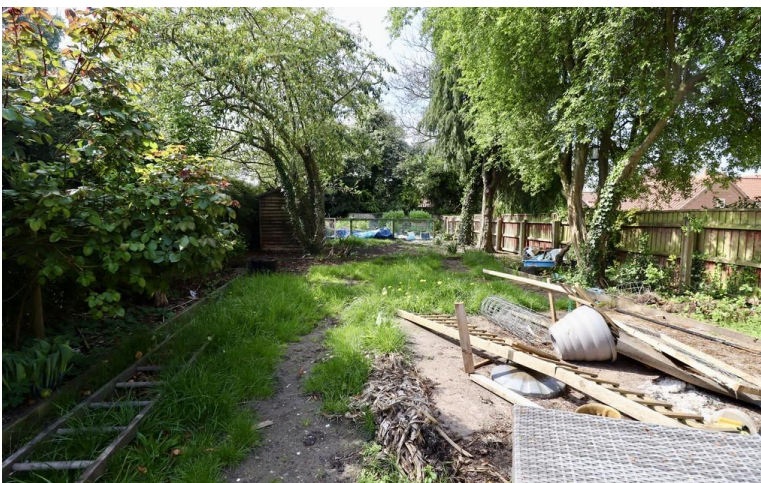
11' 7" x 11' 7" (3.53m x 3.53m) With double glazed window to the front aspect and radiator.

BEDROOM 2

7' 8" x 10' 2" (2.34m x 3.1m) With double glazed window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a gravelled garden and a driveway to the side providing off road parking and gated access to the rear. To the rear of the property there is a range of outbuildings, a stone workshop, log store, lawned garden and flowerbeds.





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 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 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 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

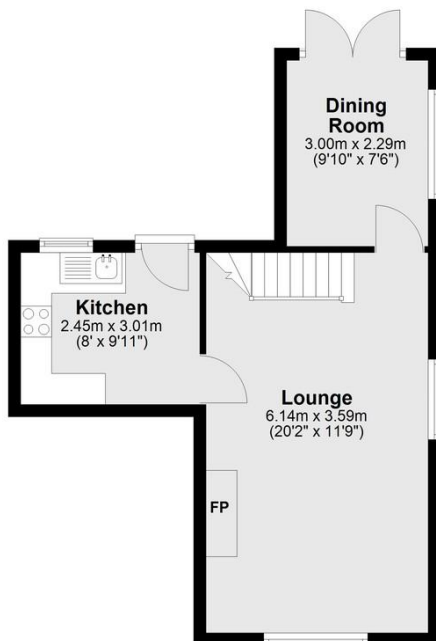
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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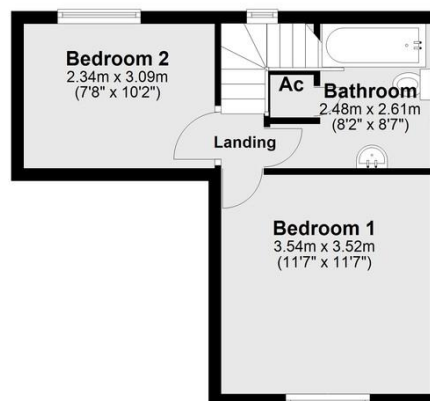
Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 sq. feet)

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.

