



## Brantside, West Street

Brant Broughton, Lincoln, LN5 0SF



Book a Viewing!

**£379,950**

A spacious three bedroom detached bungalow occupying a generous plot of approximately 0.36 acres (STS), ideally located in the sought after village of Brant Broughton. The property sits in the heart of the village within walking distance of local amenities and offers easy access to the A17, providing excellent links to both Sleaford and Newark, as well as convenient access to Lincoln. Set back from the road within its own grounds, the property offers potential for extension or redevelopment (subject to the necessary planning permissions). It has recently been redecorated and benefits from new carpets throughout. The accommodation comprises of entrance hallway, dual-aspect lounge, sunroom, kitchen, rear lobby, hallway, three bedrooms with two having built-in wardrobes, utility room, bathroom and a separate study. Outside, the property features a large block paved driveway providing ample off road parking and giving access to an attached single garage. Viewing is highly recommended and offered for sale with no onward chain.







**SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

**EPC RATING** — E.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Brant Broughton is a small village in the Brant Broughton/Stragglethorpe Civil Parish within the North Kesteven District of Lincolnshire. The village lies approximately 8 miles East of Newark on Trent, 12 miles North West of Sleaford and 12 miles South of Lincoln. Within the village there is a local village church, primary school, public house and playing field.







#### ENTRANCE HALL

With composite entrance door, uPVC double glazed windows and radiator.

#### LOUNGE

19' 4" x 13' 10" (5.89m x 4.22m) A bright dual aspect room with uPVC double glazed bay window and additional window, two radiators and wall lighting.

#### SUN ROOM

10' 5" x 9' 3" (3.18m x 2.82m) With timber windows and door opening onto the rear garden.

#### KITCHEN

13' 10" x 10' 10" (4.22m x 3.3m) Fitted with a range of wall and base units and drawers with work surfaces over, tiled flooring, fully tiled walls, integrated oven, four ring ceramic hob with extractor fan, stainless steel splashback, composite sink and drainer with mixer tap, integrated dishwasher, space for a fridge freezer and radiator.



#### LOBBY

With tiled flooring, uPVC double glazed external door and radiator.

#### INNER HALLWAY

Providing access to roof space, with a range of built-in storage cupboards and a radiator.

#### BEDROOM 1

19' 7" x 12' 2" (5.97m x 3.71m) With two uPVC double glazed windows and two radiators

#### BEDROOM 2

11' 1" x 10' 8" (3.38m x 3.25m) With two uPVC double glazed windows, fitted wardrobes and two radiators.

#### BEDROOM 3

10' 8" x 8' 0" (3.25m x 2.44m) With uPVC double glazed window, built-in wardrobes and radiator.



#### STUDY

8' 1" x 5' 5" (2.46m x 1.65m) Ideal as a home office or dressing room, with uPVC double glazed window and radiator.

#### UTILITY ROOM

8' 10" x 6' 3" (2.69m x 1.91m) With uPVC double glazed window, tiled flooring, plumbing and space for a washing machine, wash hand basin, radiator and electric fan heater.

#### BATHROOM

9' 8" x 8' 0" (2.95m x 2.44m) With tiled walls and flooring with suite comprising of low level WC, wash hand basin, bath, bidet and shower cubicle, spotlighting, heated towel rail and extractor fan.





## OUTSIDE

To the front there is a spacious lawned garden with a block paved driveway providing ample off road parking which continues to the side of the property offering additional parking if required and access to the attached single garage. The wraparound lawned gardens continue to the side and rear where you'll also find a block paved seating area, ideal for outdoor dining and entertaining.

### 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 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 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

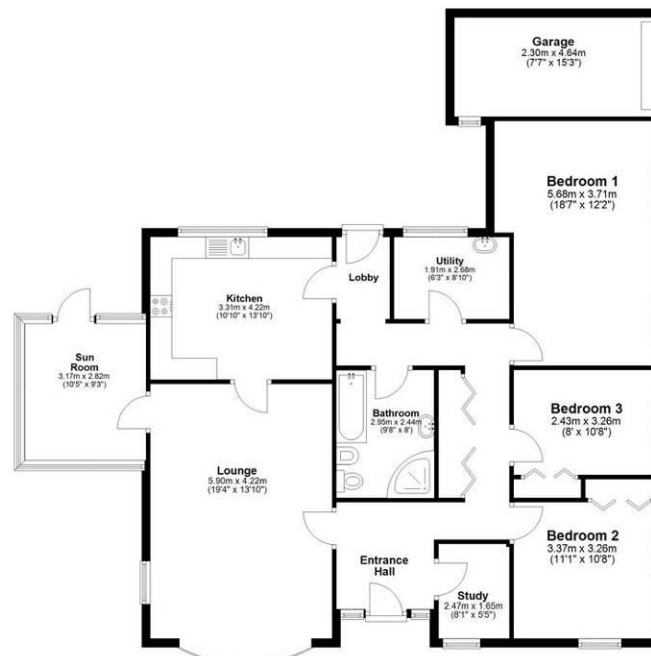
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### Ground Floor

Approx. 139.6 sq. metres (1502.9 sq. feet)



Total area: approx. 139.6 sq. metres (1502.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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