



## 115 Station Road

Branston, Lincoln, LN4 1LQ



Book a Viewing!

## Offers in Region of £205,000

A three-bedroom semi-detached home, positioned on a generous plot in the popular village of Branston. The property offers well-balanced accommodation across two floors and enjoys a large rear garden, ample off-street parking, and convenient access to village amenities, schools, and road links into Lincoln. Internally, the layout includes an Entrance Hallway, Lounge, Open Plan Kitchen Diner, ground floor WC and a First Floor Landing leading to three Bedrooms, and a Family Bathroom. The property also benefits from a good-sized rear garden with outbuildings for storage and side access to a spacious driveway at the front.



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

**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

### ENTRANCE HALLWAY

Entered via a composite front door with carpeted stairs lead to the first-floor landing and access to the lounge.

### LOUNGE

13' 0" x 14' 8" (3.96m x 4.47m) A bright reception room with uPVC double-glazed window to the front aspect, laminate flooring, radiator and door through to the kitchen diner.

### KITCHEN DINER

8' 9" x 14' 8" (2.67m x 4.47m) Fitted with a range of cupboards and work surfaces, gas hob with extractor over, stainless steel sink with mixer tap and drainer, spaces for washing machine and dryer, includes lino flooring, tiled splashbacks, radiator, uPVC double-glazed window to the rear, and uPVC glazed door to the rear garden. There is a useful understairs storage cupboard housing the boiler and a second uPVC window to the side aspect.

### DOWNSTAIRS WC

Fitted with WC, radiator, lino flooring, and uPVC window to the rear.

### FIRST FLOOR LANDING

Carpeted landing with uPVC window to the side and access to loft, three bedrooms, and bathroom.

### BEDROOM ONE

9' 11" x 10' 9" (3.02m x 3.28m) With double bedroom with uPVC window to the front aspect and radiator.

### BEDROOM TWO

11' 9" x 8' 11" (3.58m x 2.72m) With double bedroom with uPVC window to the rear aspect, laminate flooring, and radiator.

### BEDROOM THREE

7' 4" x 8' 10" (2.24m x 2.69m) Single bedroom with uPVC window to the rear and radiator.

### BATHROOM

5' 7" x 7' 0" (1.7m x 2.13m) With a three-piece suite comprising panelled bath with mixer tap, WC, sink with built-in storage, tiled splashbacks, upright towel radiator, built-in cupboard storage, lino flooring, and uPVC window to the front.

### OUTSIDE

The property benefits from a large rear garden, mostly laid to lawn with a patio area and outbuildings offering additional storage. Side access is available via a secure gate. To the front, there is a spacious driveway providing off-road parking for multiple vehicles, alongside a lawned front garden.



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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.

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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.

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**GETTING A MORTGAGE**  
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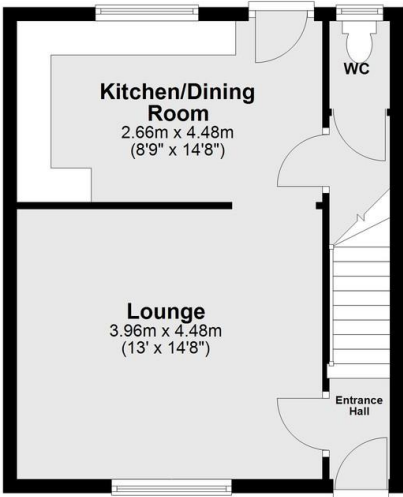
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1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**  
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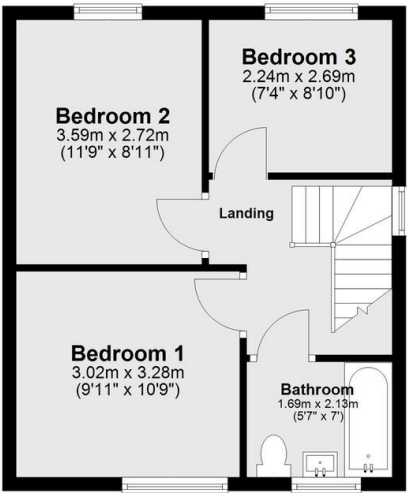
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**Ground Floor**



**First Floor**



Total area: approx. 73.7 sq. metres (793.4 sq. feet)  
**115 Station Road**

**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.

