



## 11 D'aincourt Park

Branston, Lincoln, LN4 1NL



Book a Viewing!

**£412,000**

An executive four bedroom detached house in a desirable cul-de-sac position within the centre of the popular and convenient village of Branston, to the South of the Cathedral City of Lincoln. The property has accommodation comprising of Hall, Lounge with bay window, Dining Room, Conservatory, fitted Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to four well-appointed Bedrooms, Master with En-Suite Shower Room and a Family Bathroom. Outside there is a front garden, block paved driveway, integral single garage and a generous and private rear garden. The property further benefits from No Onward Chain and viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – E

**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

### HALL

With staircase to the First Floor, understairs storage cupboard and radiator.

### LOUNGE

16' 9" x 13' 8" (5.11m x 4.17m), with double glazed bay window to the front aspect, double glazed window to the side aspect, gas fire set within a feature fireplace and radiator.

### DINING ROOM

10' 7" x 9' 8" (3.24m x 2.97m), with double glazed French doors to the Conservatory and radiator.

### CONSERVATORY

14' 5" x 10' 10" (4.41m x 3.31m), with double glazed French doors to the rear garden, wooden flooring and radiator.

### KITCHEN

12' 5" x 10' 5" (3.79m x 3.20m), fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, space for a fridge freezer, tiled splashbacks, tiled flooring, spotlights and double glazed window to the rear aspect.

### UTILITY ROOM

6' 7" x 5' 0" (2.01m x 1.53m), with spaces for a washing machine and tumble dryer, tiled flooring, tiled splashbacks, radiator, double glazed window to the rear aspect and door to the garden.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, tiled splashbacks and radiator.

### FIRST FLOOR LANDING

With loft access point and airing cupboard.

### BEDROOM 1

15' 3" x 11' 8" (4.67m x 3.57m), with double glazed window to the front aspect, double wardrobe and radiator.

### EN-SUITE SHOWER ROOM

6' 7" x 4' 1" (2.03m x 1.27m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part-tiled walls, spotlights, radiator and double glazed window to the front aspect.

### BEDROOM 2

15' 3" x 8' 10" (4.65m x 2.70m), with double glazed windows to the front and side aspects and radiator.

### BEDROOM 3

11' 8" x 9' 11" (3.56m x 3.04m), with double glazed window to the rear aspect, double wardrobe and radiator.

### BEDROOM 4

9' 4" x 9' 1" (2.85m x 2.77m), with double glazed window to the rear aspect and radiator.





## BATHROOM

7' 6" x 5' 10" (2.29m x 1.79 m), fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a lawned garden with block paved driveway providing off-street parking for multiple vehicles and access to the garage. To the rear there is a generous and enclosed garden which is laid mainly to lawn with a patio seating area, mature shrubs 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](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 01 522 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

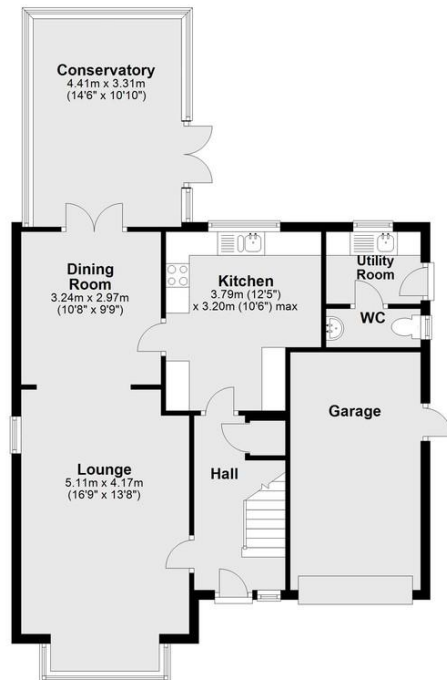
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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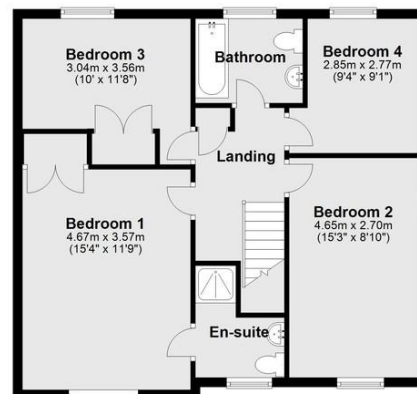
## Ground Floor

Approx. 93.2 sq. metres (1003.1 sq. feet)



## First Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 157.8 sq. metres (1698.8 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 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.

