



7 Fox Close, Branston

Lincoln, LN4 1FG



Book a Viewing!

£410,000

Ideally located in a discreet, tucked away position on the edge of the highly regarded Windmill Meadow development in the popular village of Branston, this exceptional four bedroom family residence has been finished to an immaculate standard throughout. The property has benefitted from many high specification upgrades since being built, resulting in beautifully presented and effortlessly stylish accommodation. The spacious internal layout comprises a welcoming entrance hall, an elegant lounge featuring a log burner, a formal dining room, cloakroom/WC and a modern kitchen/diner complemented by a separate utility room. The first floor offers a generous landing leading to four well proportioned double bedrooms, including a master suite with dressing area and en-suite shower room, a second bedroom with an additional en-suite, and a contemporary family bathroom. Externally, the property enjoys a large driveway providing ample off street parking, a detached single garage, an attractive front garden with views towards woodland and a beautifully landscaped rear garden offering the perfect setting for outdoor relaxation and entertaining. Early viewing is strongly advised to appreciate the quality and setting of this outstanding home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

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

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, tiled flooring and radiator.

LOUNGE

22' 5" x 11' 10" (6.84m x 3.63m) With double glazed bay window to the front aspect, double glazed French doors to the rear garden, feature log burning stove, laminate flooring and two radiators.

DINING ROOM

12' 9" x 10' 2" (3.89m x 3.10m) With double glazed bay window to the front aspect, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring with complementing wall tiles, radiator and double glazed window to the side aspect.



KITCHEN/DINER 19' 1" x 13' 7" (5.83m x 4.15m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher and microwave, double eye level electric oven, five ring induction hob, space for American fridge freezer, tiled flooring, spotlights, two radiators, double glazed windows to the side and rear aspects and French doors to the rear garden.

UTILITY ROOM

6' 7" x 5' 6" (2.01m x 1.68m) Fitted with a range of tall storage cupboards to complement the kitchen, spaces for washing machine and tumble dryer, door to the rear garden, tiled flooring, radiator and spotlights.



FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

13' 8" x 10' 7" (4.18m x 3.24m) With double glazed window to the rear aspect and radiator.

DRESSING ROOM

8' 6" x 5' 3" (2.60m x 1.62m) With fitted wardrobes with mirror fronted sliding doors.

EN-SUITE SHOWER ROOM

7' 4" x 8' 6" (2.24m x 2.60m) Fitted with a three piece suite comprising of double shower cubide, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the side aspect.





BEDROOM 2

12' 11" x 12' 0" (3.94m x 3.68m) With double glazed window to the rear aspect, range of fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

6' 2" x 5' 9" (1.90m x 1.76m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, laminate flooring, tiled splashbacks, radiator and double glazed window to the rear aspect.

BEDROOM 3

11' 3" x 9' 5" (3.44m x 2.89m) With double glazed window to the front aspect and radiator.

BEDROOM 4

10' 9" x 9' 2" (3.28m x 2.80m) With double glazed window to the front aspect and radiator.

BATHROOM

7' 10" x 5' 6" (2.41m x 1.70m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, laminate flooring, tiled splashbacks, radiator and double glazed window to the front aspect.

OUTSIDE

To the front of the property is a large gravelled and block paved driveway providing ample off street parking for multiple vehicles and access to a detached single garage. The garage has an up and over door to the front, light and power. There is a lawned front garden overlooking woodland with open fields beyond. There is an oak porch with side lighting leading to a front door. To the rear of the property there is an enclosed landscaped garden with patio seating area with lighting and area of artificial lawn with raised flowerbeds and a further block 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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Cleverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

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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.

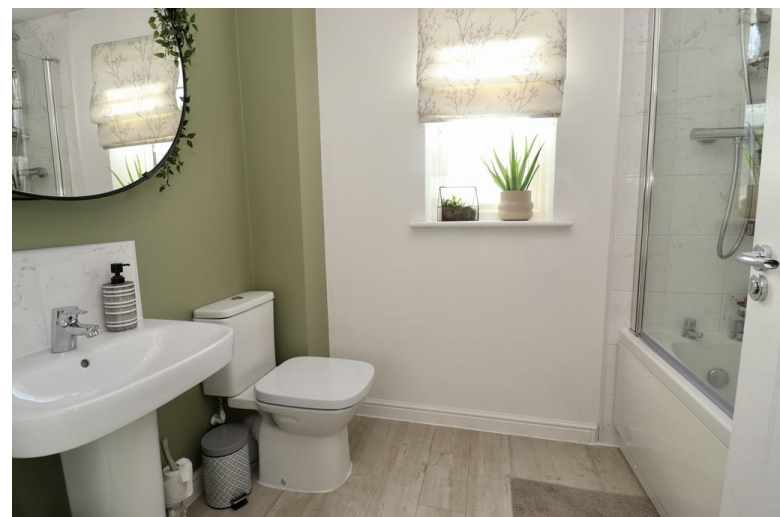
GENERAL

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

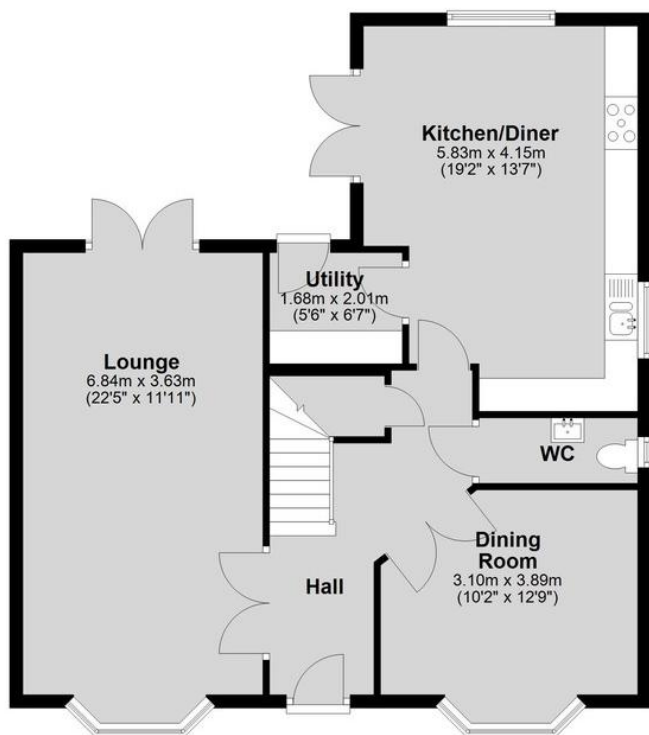
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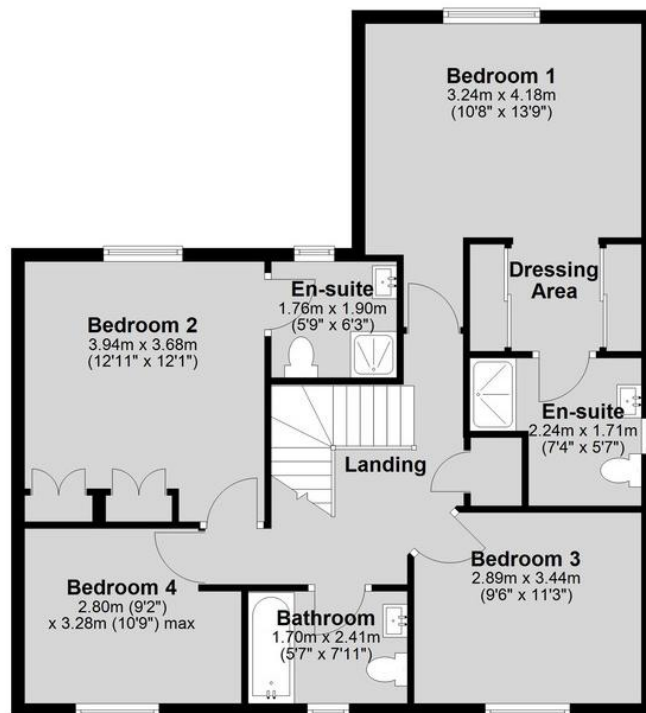
Ground Floor

Approx. 77.4 sq. metres (833.6 sq. feet)



First Floor

Approx. 77.0 sq. metres (828.5 sq. feet)



Total area: approx. 154.4 sq. metres (1662.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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