

## **Robins Nest, Brant Broughton LN5 0SA**



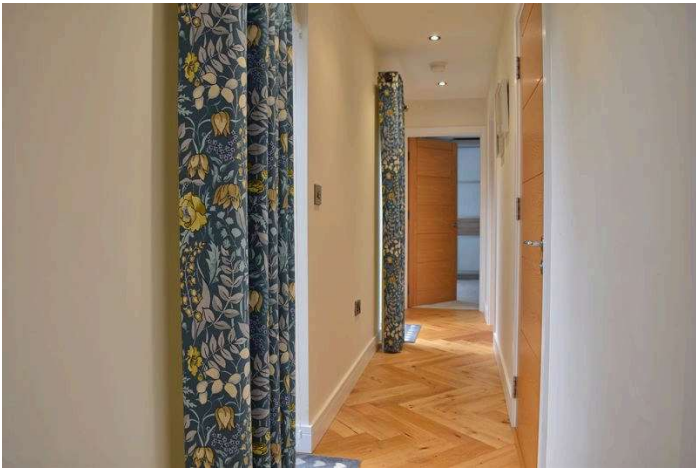
A truly unique and bespoke two bedroom single storey residence situated in the heart of this very popular village and available for purchase with NO CHAIN. This home has been designed and completed to a very high specification. In addition to the two bedrooms, there is an open plan and contemporary reception/kitchen area, and a luxury bathroom. This beautiful property further benefits from having a garden room/home office, off road parking and an enclosed garden. Double glazing and gas (LPG) central heating are installed with underfloor heating throughout.

**Offers Over £325,000**

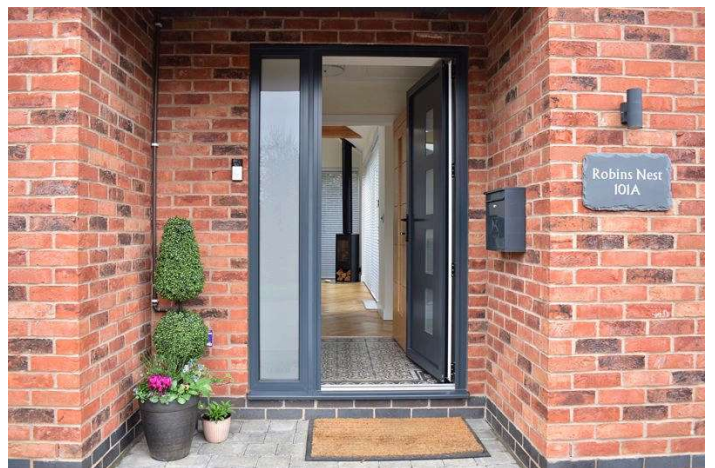
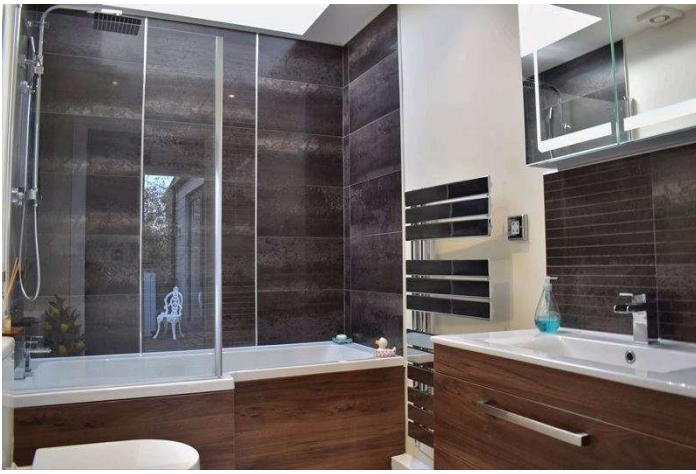














## Situation and Amenities

The sought after and attractive village of Brant Broughton is conveniently situated for commuting to Lincoln, Grantham and Newark. There are a range of local amenities including general provisions, a primary school and a pub. There are fast trains to London Kings Cross from both Newark and Grantham Stations (from 75 minutes) and good access to the A1.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway provides access through to the principal reception room and has a useful storage cupboard which also houses the underfloor central heating manifold. The hallway is complemented with a ceramic tiled floor.

### **OPEN PLAN LOUNGE//DINER/KITCHEN** 30' 11" x 12' 5" (9.42m x 3.78m) (overall measurement, at widest points)

This fabulous open plan space sets the tone for this remarkable home and is divided as follows:

#### **Lounge/Diner** 22' 3" x 12' 5" (6.78m x 3.78m)

The lounge/diner area has a double height vaulted ceiling with exposed roof trusses, and three Velux skylight windows. This area also has full width bi-fold doors leading out to the courtyard garden, and a further two windows to the rear elevation making the room particularly bright and airy. The room is further enhanced with solid wood flooring which flows to the inner hallway, together with recessed ceiling spotlights and a ceiling light point. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture and the focal point is the contemporary log burning stove set to one corner.

#### **Kitchen Area** 8' 8" x 8' 3" (2.64m x 2.51m)

The kitchen area has a window to the front elevation and is fitted with an excellent range of contemporary base and wall units complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, microwave, ceramic hob with extractor hood above, fridge, freezer, dishwasher and washer/dryer. The kitchen area also has recessed ceiling lights.

### Inner Hallway

The inner hallway leads off the lounge/diner to the bedrooms and the bathroom, and has recessed ceiling spotlights and two glazed doors leading out to the rear garden.

#### **Bedroom One** 11' 11" x 11' 9" (3.63m x 3.58m)

An excellent sized double bedroom with glazed French doors leading out to the garden. The bedroom has a range of fitted wardrobes with pelmet lighting, and a ceiling light point.

#### **Bedroom Two** 9' 9" x 8' 5" (2.97m x 2.56m)

A further double bedroom having a window to the front elevation and a ceiling light point.

#### **Bathroom** 8' 5" x 5' 7" (2.56m x 1.70m)

This beautifully appointed bathroom has a Velux skylight window to the front elevation and is fitted with a contemporary white suite comprising a 'P' shaped bath with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with part ceramic tiling to the walls and a ceramic tiled floor. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

## Outside

The outside of this wonderful home is equally impressive and to the front a series of steps lead to the front door. The front garden is predominantly hard landscaped and is edged with mature hedgerow. Situated to one side, and accessed via twin five bar gates, is the resin driveway which provides off road parking for two vehicles. Adjacent to this are three small lawned gardens. Gated access leads to the rear.

### Rear Garden

The west facing rear garden is fully enclosed and enjoys a very high degree of privacy. The garden is laid primarily to lawn. Adjacent to the rear of the property is a delightful block paved patio area which is ideal for outdoor seating and entertaining.

#### **Garden Room/Home Office** 12' 7" x 8' 11" (3.83m x 2.72m)

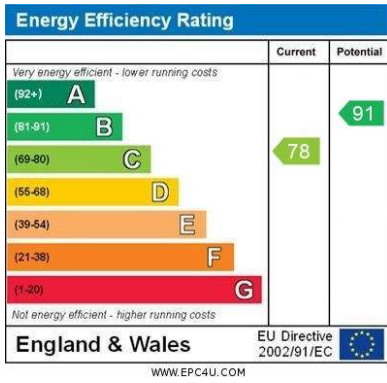
This room has been converted from the former garage, once again to a high specification. The room has a glazed access door and a window to the side elevation making it bright and airy. The garden room/home office has exposed beams, wood laminate flooring, three ceiling light points and its own power supply.

#### **Storage Area** 8' 11" x 4' 0" (2.72m x 1.22m)

Accessed via wooden gates and to the front of the garden room/home office is a storage area.

## Council Tax

The property is in Band C.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

North Kesteven District Council, Lincs, 01529 414155

### Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

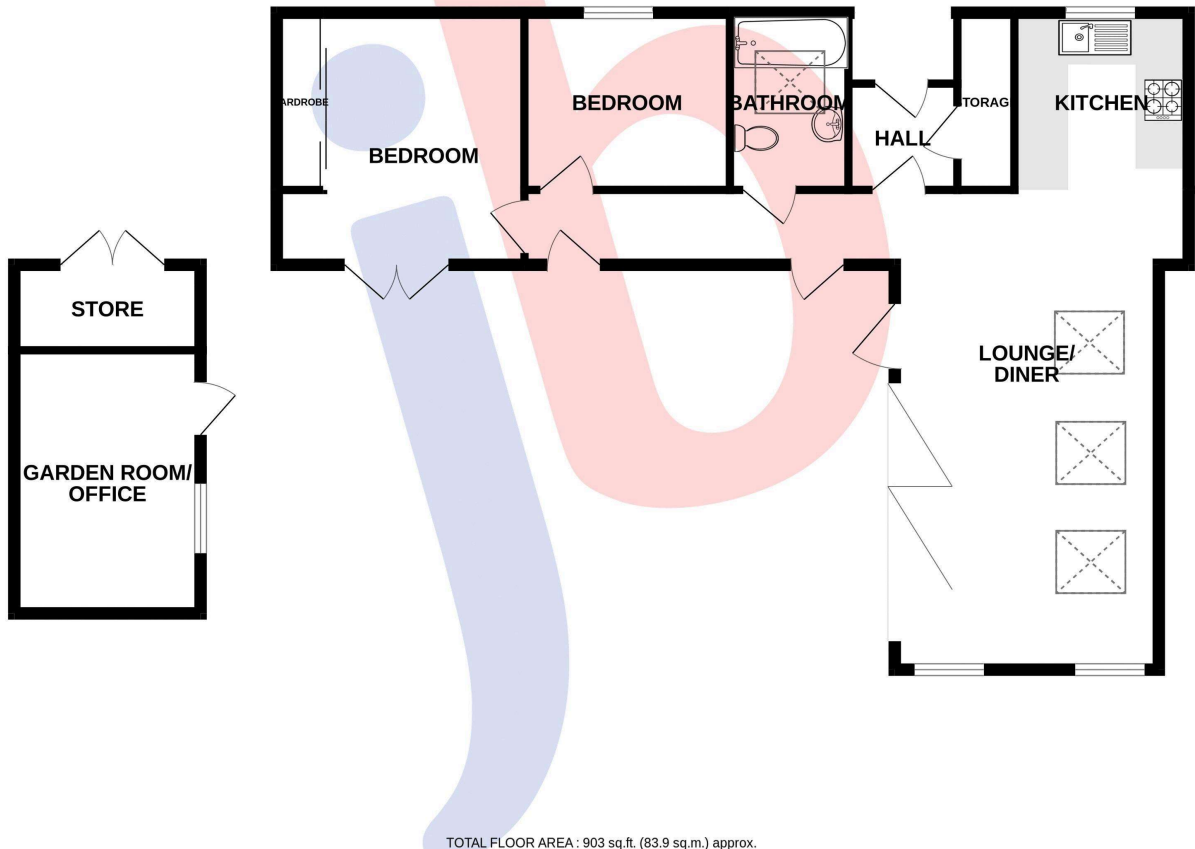
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007007 02 December 2024



GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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