



Station Road
Branston

MOUNT & MINSTER



Station Road

Branston

A stunning extended and re-modelled detached four bedroomed family home designed for modern living.

- Extended detached house
- Popular village location
- Four double bedrooms
- Master bedroom with en-suite
- Impressive kitchen/diner
 - Double garage
- Landscaped gardens/entertainment area
 - Ample off road parking
 - Electric gated access
 - Garden room



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INTRODUCTION

The property has been extended and re-modelled by its current owners to create this stunning four bedroomed detached family home designed for modern living. Set over two floors the property briefly comprises a substantial kitchen/diner and living space with a Wren kitchen with integrated appliances. There is also a further dining and living space with bifold doors providing access into the garden, along with two further reception rooms, one with a log burner and the other with an open fireplace, study, utility room and WC to the ground floor.

To the first floor there are four double bedrooms, two with en-suites and a family bathroom. The master bedroom is an impressive 23ft4 and benefits from a Juliette balcony and full length windows overlooking the rear garden, along with a range of built in wardrobes, and four piece en-suite.

The rear garden has been professionally landscaped and benefits from a secluded seating area which is perfect for entertaining and alfresco dining whilst merging the indoor and outdoor spaces via the bifold doors. Being primarily laid to lawn the garden has a purpose built garden room which contains a home gym set up and storage. There is also a double garage with electric doors and measuring 20'11 x 17'6, the driveway parking is accessed via large electric gates and provides parking for many vehicles of different sizes.

LOCATION

This hugely sought after location boasts a large range of facilities including a medical centre, public house, Co-op, post office, restaurants, a village hall, church, tennis club, bowling club and a fitness centre with a swimming pool. The village boasts an Infant School, Junior School and Secondary Academy. Branston is located six miles away from Lincoln which is home to two well-regarded universities, a fantastic entertainment district, a wealth of bars and restaurants and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London.

SCHOOLS

Schooling at primary and secondary level and a regular bus service to and from Lincoln city centre.

OUTSIDE

Outside Rear - The garden is primarily laid to lawn with a range of decorative borders, a raised paved patio area creates the ultimate alfresco dining space, graveled driveway provides access to the detached double garage and modular structure, along with providing additional parking if required.

Garden Room 16' 6" x 11' 6" (5.03m x 3.50m)

Having power and insulated internally. uPVC French doors to rear aspect leading onto rear garden and additional storage space.

Double Garage

20' 11" x 17' 6" (6.37m x 5.33m)

pedestrian access door, power and lighting, insulated and 2 electric doors.

Outside Front

To the front of the property there is a gravelled driveway and parking for many vehicles. Access to rear via 2 electric double gates

METHOD OF SALE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D





COUNCIL TAX BAND

Band: C
North Kesteven District Council

SERVICES

The property has mains gas, electricity, water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of March 2024.

ADDITIONAL INFORMATION

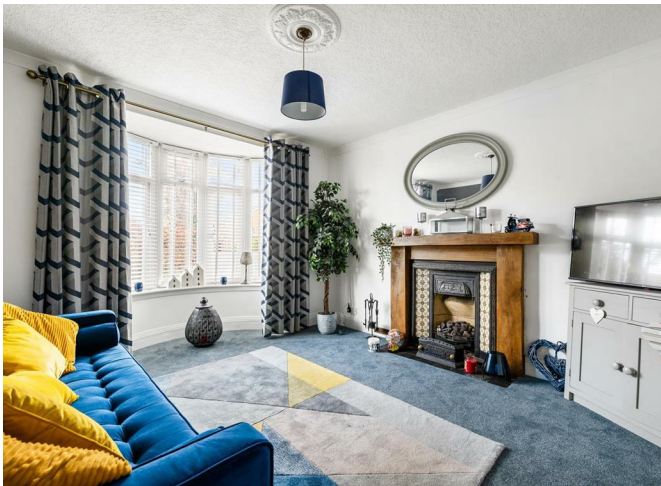
For further details, please contact Ellen Norris at Mount & Minster:

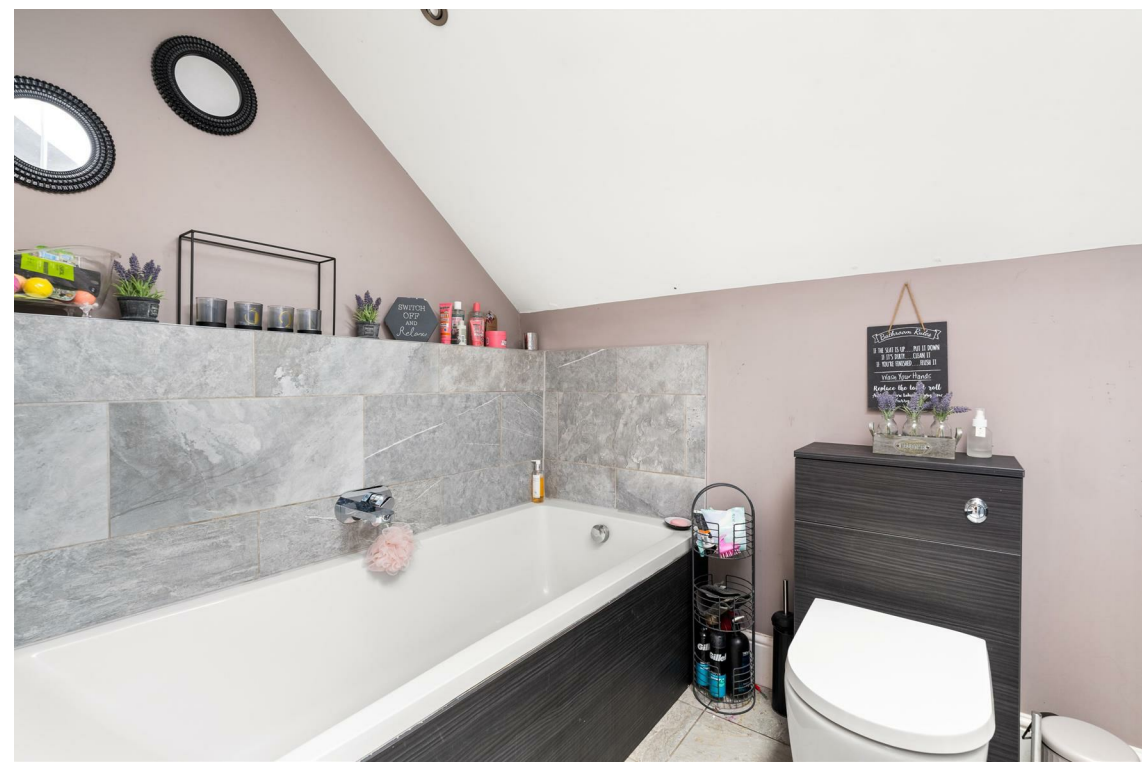
T: 01522 716204

E: Ellen@mountandminster.co.uk

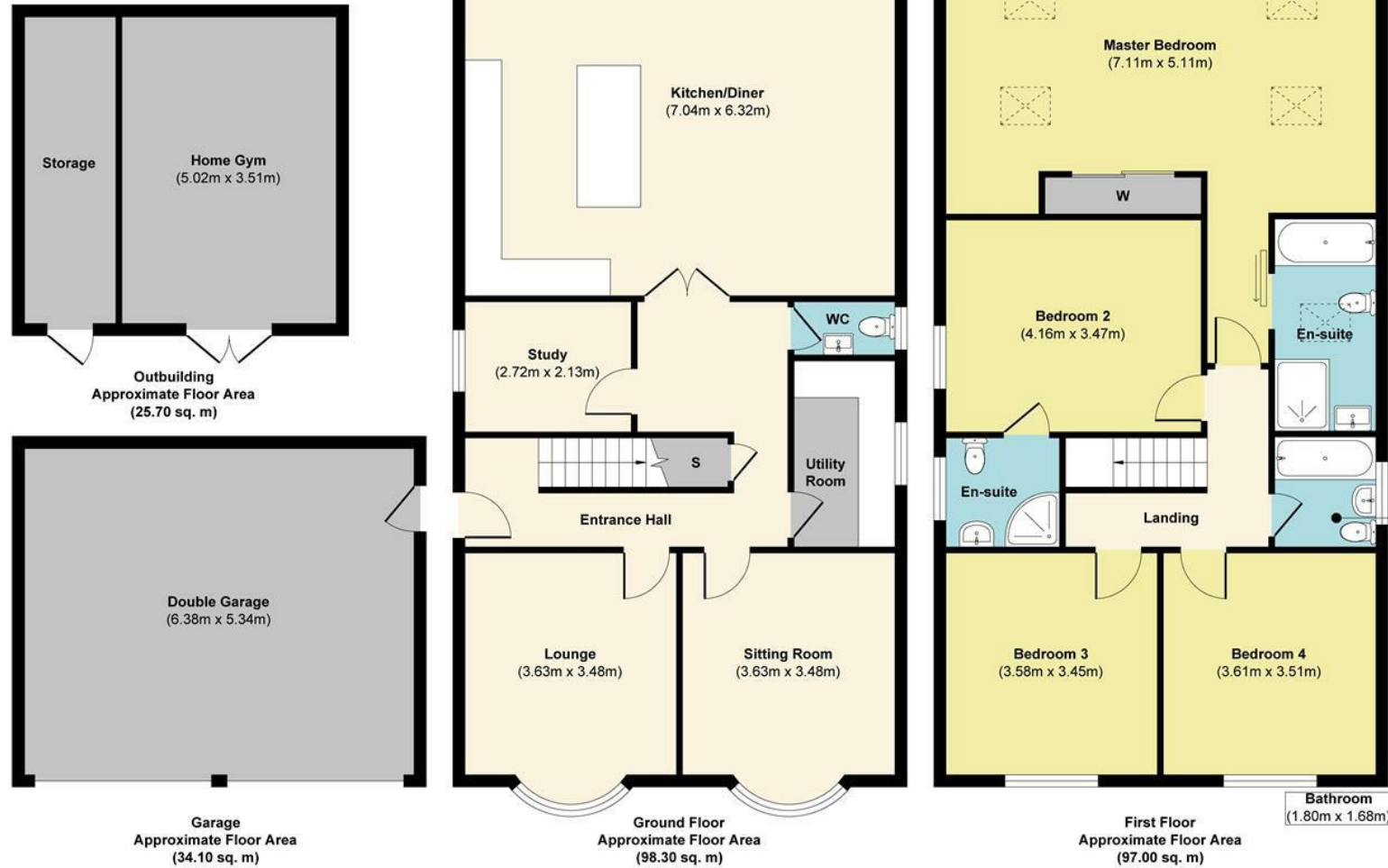
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





69 Station Road, Branston



Approx. Gross Internal Floor Area 255.10 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

