



West Street, Brant Broughton Lincoln LN5 0SF

welcome to

West Street, Brant Broughton Lincoln

**** STUNNING OPEN FIELD VIEWS! **** This three-bedroom semi-detached house is located in the sought after village of Brant Broughton. The property briefly comprises of kitchen/diner, two reception rooms, utility room, downstairs bathroom, three bedrooms, family bathroom, large driveway and rear garden.



Entrance Porch

A welcoming entrance porch with double glazed window to the front and archway leading into the living room.

Living room

18' 3" max x 13' 4" max (5.56m max x 4.06m max)
A generous sized living room with electric fire, two radiators and stairs rising to the first floor. The living room also has double glazed window to the open plan reception room and uPVC door into the kitchen.

Reception Room

20' 4" x 12' 1" (6.20m x 3.68m)
Second reception room located at the rear of the property with two electric heaters, double glazed window to the rear, two electric skylights and double glazed French doors leading out to the garden.

Kitchen/Diner

18' 2" max x 12' 1" max (5.54m max x 3.68m max)
A bright and spacious kitchen/diner with a range of low and level units with part tiled walls, tiled floor, induction hob, double oven, extractor, stainless steel sink and drainer and space for fridge/freezer . In addition, the kitchen also has a double glazed window to the front, uPVC door into the garage and radiator.

Utility Room

10' 4" x 5' 8" (3.15m x 1.73m)
A range of low level units with part tiled walls, plumbing for a washing machine, plumbing for a dishwasher, stainless steel sink and drainer and housing for boiler.

Downstairs Wet Room

Located on the ground floor is this fully tiled wet room with WC, wash hand basin, bath, large walk in shower, part obscured double glazed window to the side and electric skylight.

First Floor Landing

First floor landing with double glazed window to the side.

Bedroom One

A spacious DOUBLE bedroom with storage cupboard, radiator and double glazed window to the rear.

Bedroom Two

12' 5" max x 10' 9" max (3.78m max x 3.28m max)
Another DOUBLE bedroom with radiator and double glazed window to the rear.

Bedroom Three

10' 6" max x 6' 9" max (3.20m max x 2.06m max)
A good sized third bedroom with storage cupboard over the stairs, radiator and double glazed window to the front.

Family Bathroom

A fantastic family bathroom with vaulted ceilings, Velux skylight and obscured double glazed window to the rear. The bathroom comprises of fully tiled walls, WC, wash hand basin, shower, bath with mixer tap and storage cupboard.

Outside Front Garden

The front of the property benefits from a large driveway suitable for multiple cars and laid to lawn area.

Rear Garden

The rear of the property is fully enclosed with stunning open field views, astroturf, shed and large paved patio ideal for entertaining.

Garage

Partially converted garage with uPVC door to the front with obscured double glazed windows.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

West Street, Brant Broughton Lincoln

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER & UTILITY ROOM
- TWO RECEPTION ROOMS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: E

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK105663 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk