



11 Goldcrest Avenue
Branston, Lincoln

BROWN & CO JH Walter



11 Goldcrest Avenue, Branston, Lincoln

A modern family home situated on the popular Spires residential estate within the well served village of Branston. The spacious and immaculately presented living accommodation extends to around 1,418 sq ft and comprises an entrance hall, home office, dining room, utility, wc, lounge and kitchen/diner to the ground floor. The first floor offers four bedrooms, en-suite shower room, family bathroom and a further jack & jill bathroom which serves bedroom 2 & 3.

Outside the front elevation offers a block paved driveway and a single garage with up and over door power and light. The rear elevation offers a fence garden mainly laid to lawn with a patio area.



ACCOMMODATION

Entrance Hall

With stairs to first floor, radiator, door to;

Home Office

Double glazed casement window to front elevation, storage cupboard, radiator.

Dining Room

Double glazed casement window to front elevation, radiator.

Utility

Fitted base unit with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, extractor, door to;

WC

Double glazed casement window to side elevation, two piece suite comprising low flush WC, wash hand basin, radiator.

Kitchen

Double glazed French doors to rear elevation, fitted wall and base units with stainless steel single drainer sink, built-in Zanussi dishwasher and fridge freezer, Bosch five ring gas hob with extractor over, Bosch oven, Ideal logic boiler, radiator.

Lounge

Double glazed French doors to rear elevation, electric fire, radiator.

First Floor

Bedroom One

Double glazed casement window to rear elevation, fitted wardrobes, radiator, door to;

En-Suite Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising shower cubicle with Mira shower, semi-pedestal wash basin, low flush WC, heated towel rail, extractor, part tiled walls.

Bedroom Two

Double glazed casement window to front elevation, radiator, door to;

Jack and Jill Shower Room

Double glazed casement window to front elevation, three-piece suite comprising shower cubicle with Mira shower, semi-pedestal wash basin, low flush WC, part tiled walls, extractor, heated towel rail.

Bedroom Three

Double glazed casement window to front elevation, radiator.

Bedroom Four

Double glazed casement window to rear elevation, radiator.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panelled bath with shower mixer tap, semi pedestal wash basin, low flush WC, heated towel rail, extractor, part tiled walls.

Landing

With loft access, airing cupboard with mega flow water tank, radiator.



Outside

The front elevation offers a block paved driveway and a single garage with up and over door power and light. The rear elevation offers a fence garden mainly laid to lawn with a patio area.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band E

NHBC

The property was built by Lovell builders and is covered by an NHBC warranty until February 2031.

Mobile

Mobile coverage can vary from providers so we advise interested parties to check on their providers website.

Broadband

We understand from the Ofcom website that standard, superfast and ultra fast broadband is available near this property with a maximum download speed of 1800 Mbps and an upload speed of 220 Mbps. The current speed with EE is 102 MBPS download and 20.6 MBPS upload.

Services

The property offers mains water, gas, electric and mains sewer connection.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall

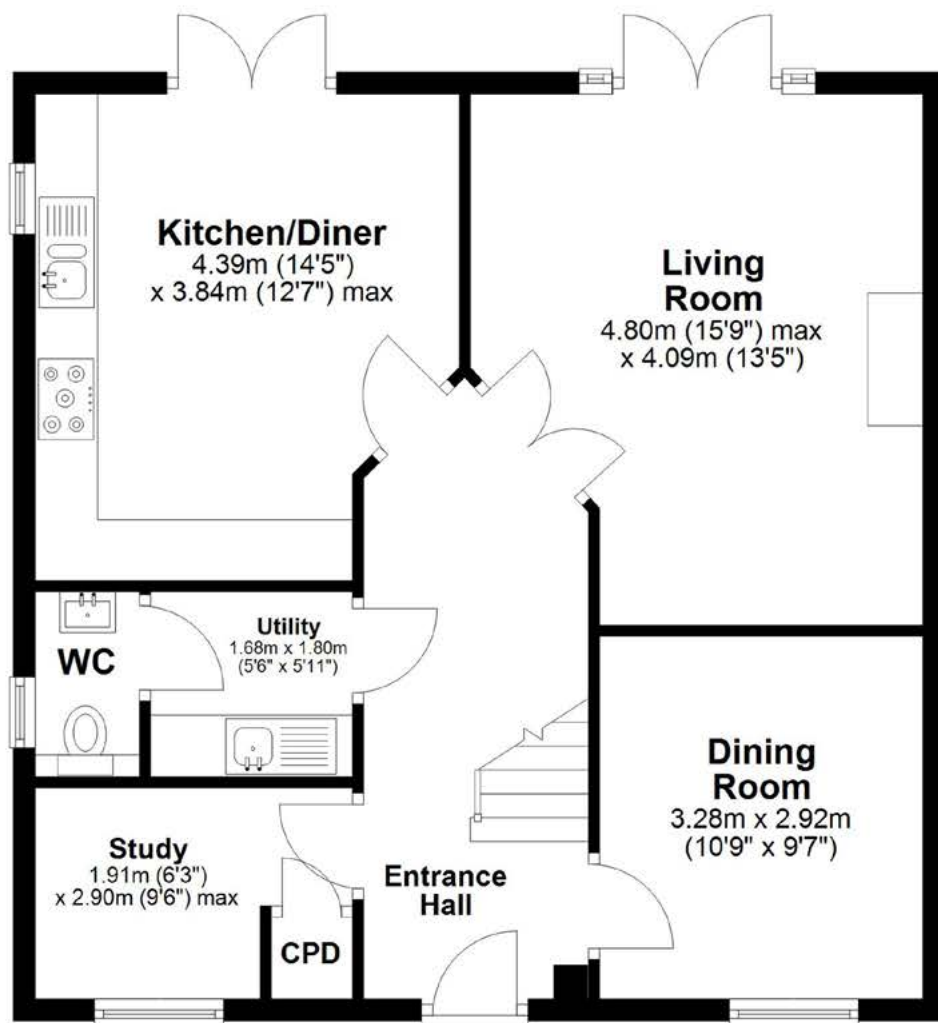
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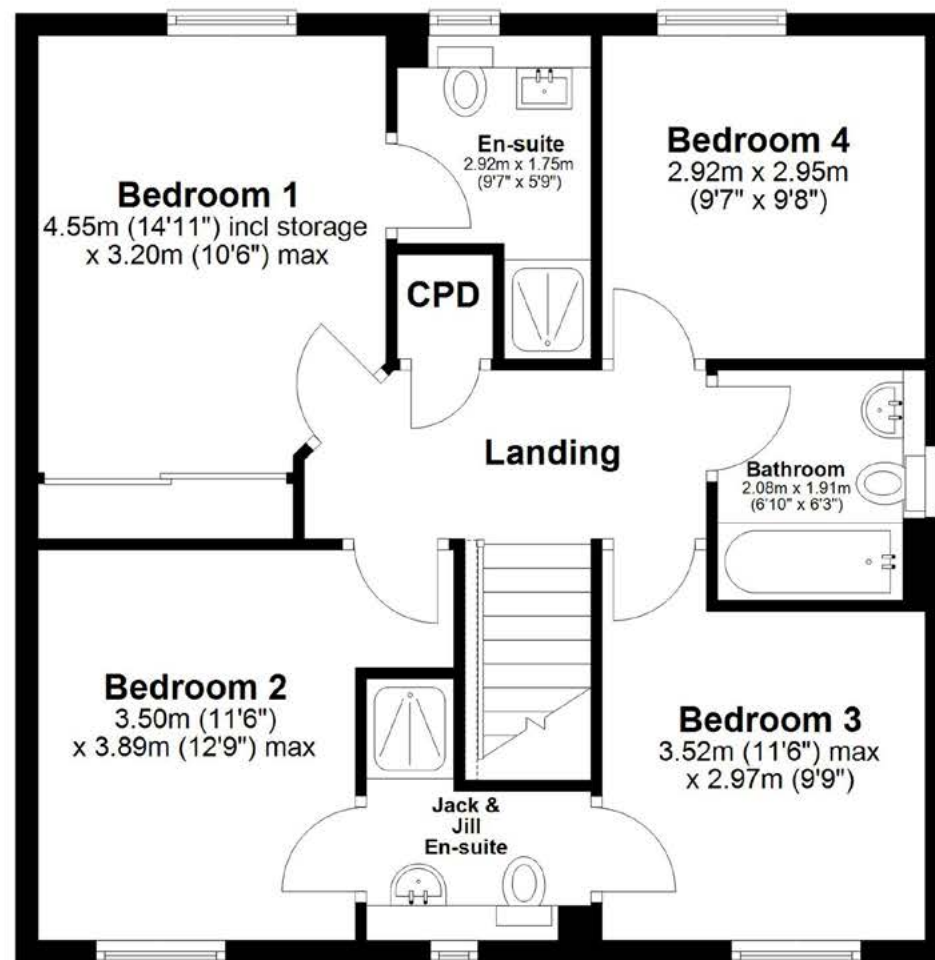
Ground Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.5 sq. feet)



Total area: approx. 131.8 sq. metres (1418.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

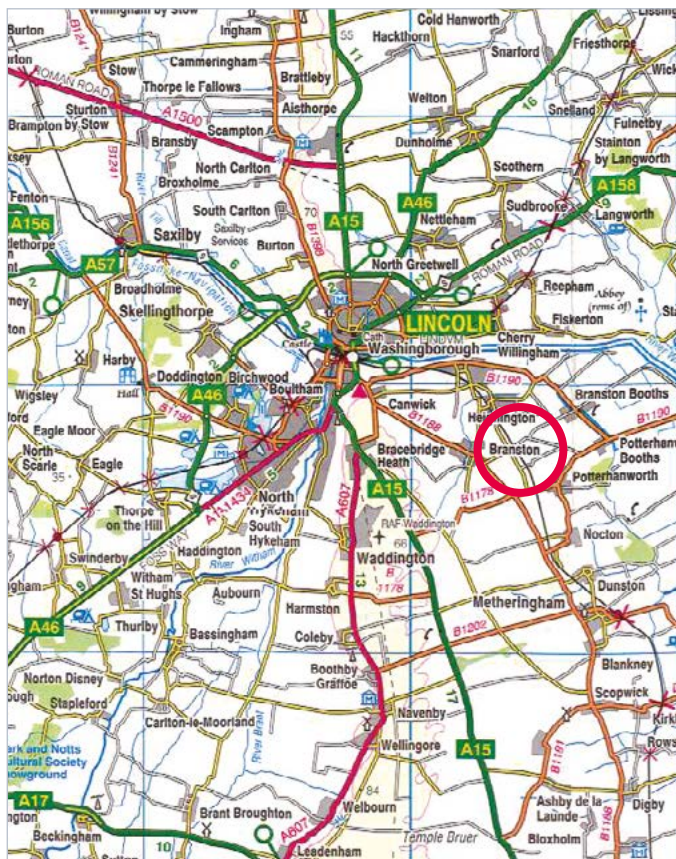
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Plan produced using PlanUp.

11 Goldcrest Avenue, Branston







Energy performance certificate (EPC)

11, Goldcrest Avenue Branston LINCOLN LN4 1FW	Energy rating B	Valid until: 20 January 2029
		Certificate number: 2098-1095-7349-6021-3934

Property type
Detached house

Total floor area
133 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		90 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions - LN4 1FW

From Lincoln follow the B1188 towards Branston and proceed through the village until you reach a left hand turn onto Moor Lane. Then turn right onto Goldcrest Avenue and the property is on your left.

<https://what3words.com/caves.retailing.solutions>

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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