



99 High Street

Brant Broughton, Lincoln, LN5 0SA



Book a Viewing!

£385,000

Situated in the popular village location of Brant Broughton, a spacious 3/4 bedroom detached chalet style house, positioned on a generous and mature plot of around 0.33 acres (STS). The living accommodation comprises of Hall, Lounge, Dining Room, Kitchen, Sitting Room/Bedroom 4, Cloakroom/WC and First Floor Landing leading to three principle Bedrooms and Family Bathroom. The property has a gravelled driveway for multiple vehicles, a single garage and there are large gardens to the front, side and rear aspects. The property further benefits from planning permission for a two storey extension. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Brant Broughton is a small village in the Brant Broughton/Stragglethorpe Civil Parish within the North Kesteven District of Lincolnshire. The village lies approximately 8 miles East of Newark on Trent, 12 miles North West of Sleaford and 12 miles South of Lincoln. Within the village there is a local village church, primary school, public house and playing field.





HALL

With staircase to the first floor and coats cupboard.

LOUNGE

12' 9" x 10' 11" (3.91m x 3.35m) With double glazed windows to the front and side aspects, double glazed French doors to the garden, electric fire inset within feature fireplace and two radiators.

DINING ROOM

8' 7" x 7' 9" (2.62m x 2.37m) With double glazed windows to the side and rear aspects, door to the garden and two radiators.



CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin and tiled splashbacks.

KITCHEN

11' 8" x 10' 5" (3.56m x 3.18m) Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and fridge, sink with side drainer and mixer tap over, electric oven and hob with extractor fan, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.



BEDROOM 4 / SITTING ROOM

17' 7" x 9' 10" (5.36m x 3.00m) A versatile room with many possible uses, having double glazed window to the front aspect, double glazed French doors to the rear garden and two radiators.

FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.

BEDROOM 1

13' 1" x 10' 11" (3.99m x 3.35m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

13' 0" x 9' 11" (3.97m x 3.04m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 8" x 8' 11" (2.97m x 2.73m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity unit with storage beneath, airing cupboard, tiled walls, radiator and double glazed window to the rear aspect.





OUTSIDE

The property sits on a mature plot of around 0.33 acres (sts). To the front aspect there is a gated gravelled driveway providing off street parking for multiple vehicles and access to the garage. The garage has up and over door to the front, side personal door, light and power. The property has gardens to the front, side and rear. The front, side and rear aspects consist mainly of lawn, with the rear having a patio seating area, mature shrubs, trees, flowerbeds and three sheds.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, I Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

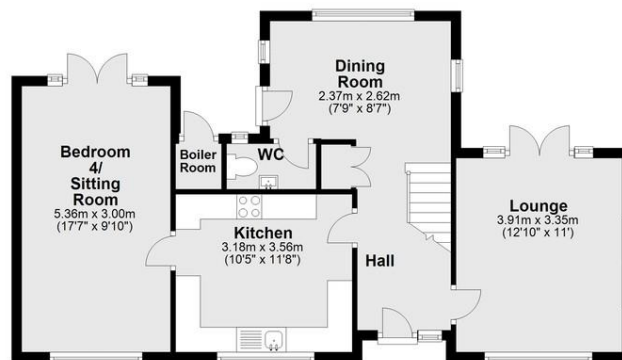
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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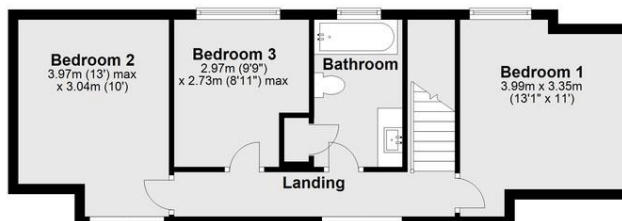
Ground Floor

Approx. 61.4 sq. metres (660.8 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



Total area: approx. 108.3 sq. metres (1165.8 sq. feet)

For illustration purposes only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

