



- Detached Bungalow
- 3 Bedrooms
- Lounge Diner
- Kitchen Overlooking Rear Garden
- Bathroom & En-Suite
- Landscaped Gardens
- Ample Driveway Parking & Single Garage
- No Onward Chain

Heathfield Avenue, Branston, LN4 1UG,
Offers In Region Of £259,000





This immaculately presented bungalow enjoys a highly sought after location in the popular village of Branston. Being made available for sale with no onward chain, the property boasts 3 bedrooms. Further highlights to the home include a sun drenched lounge diner which is flooded with natural light through the front facing bay window. Additionally the property has a kitchen, 3 piece bathroom and en suite to master bedroom. To the outside are landscaped gardens with a superb rear garden finished with fenced perimeters, turfed lawn and patio seating area. Whilst to the front of the property is an extensive driveway with parking for many vehicles and access to a single garage. Local amenities are within easy reach due to position of the bungalow. Within a 6 minute walk you reach the local doctors surgery and coop foodstore and Branston also comes with a regular bus service to and from Lincoln city centre in under 20 minutes. Council tax band: Freehold.



Entrance Hall

Having front door entry to side aspect and radiator.

Lounge Area

15' 6" x 10' 8" (4.72m x 3.25m)

Having uPVC double glazed bay window to front aspect, coving to ceiling, feature gas fireplace and radiator. Opening into:

Dining Room

10' 0" x 8' 0" (3.05m x 2.44m)

Having uPVC sliding doors to rear aspect leading onto rear garden, coving to ceiling and radiator.

Kitchen

10' 5" x 10' 0" (3.17m x 3.05m)

Having uPVC double glazed window and door to rear aspect leading onto rear garden. Kitchen featuring a range of base and eye level units and counter worktops, space and plumbing for appliances, wall mounted gas central heating boiler, stainless steel sink and drainer unit, half tiled surround and radiator.

Bedroom 1

13' 1" x 9' 9" (3.98m x 2.97m)

Having uPVC double glazed window to rear aspect, radiator, coving to ceiling, built-in wardrobe with mirror effect sliding doors and access to:

En-Suite

9' 1" x 2' 9" (2.77m x 0.84m)

Having shower cubicle, wall mounted hand wash basin unit with tiled splash back, low level WC and uPVC double glazed obscured window to side aspect.

Bedroom 2

9' 10" x 8' 3" (2.99m x 2.51m)

Having uPVC double glazed window to front aspect, built-in wardrobe, radiator and coving to ceiling.

Bedroom 3

8' 3" x 7' 1" (2.51m x 2.16m)

Having uPVC double glazed window to front aspect, coving to ceiling and radiator.

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m)

Having uPVC double glazed obscured window to side aspect, panelled bath, low level WC, pedestal hand wash basin unit, radiator and airing cupboard housing hot water cylinder.

Garage

Having up and over door, power and lighting.

Outside Rear

Having enclosed garden with fenced perimeters, being mostly laid to lawn with hedged perimeter and flowerbeds with paved seating area. Side access to the front of the property.

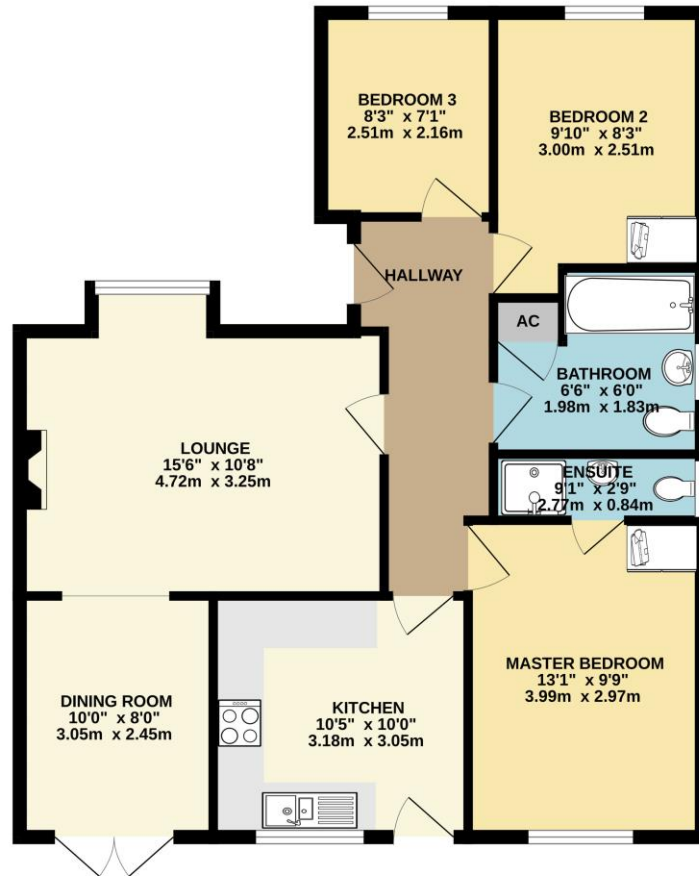
Outside Front

Having ample driveway parking, lawned front garden and pathway leading to front door entry.





GROUND FLOOR



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