



- Semi-Detached House
- 3 Generous Bedrooms
- Lounge Diner
- Breakfast Kitchen

- Master Bedroom & En-Suite
- Driveway & Garage Parking
- Fitted Electronic Blinds
- No Onward Chain

Easom Way, Branston, LN4 1FA,
Offers In Excess Of £260,000





Offered for sale with NO ONWARD CHAIN is this stunning modern home built by Taylor Wimpey in 2019 and located in the popular village of Branston. Being a short 10 minute drive into Lincoln city centre, the house has accommodation over 3 floors and boasts 3 generous bedrooms. The master bedroom is located on the top floor and comes with built in wardrobes and a private ensuite. Furthermore, there is a breakfast kitchen and lounge diner with french doors leading onto the rear garden. Having one owner since new, the property has been well maintained throughout with a regularly serviced gas boiler and recently fitted electric blinds which can be controlled remotely through an app. Parking is provided with space for 3 cars on the driveway and access to a single garage. The village of Branston is well known for its excellent amenities such as; Co-op food store, doctors surgery, walking distance to primary and secondary schools and a regular bus service to and from Lincoln city centre. For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having composite front door entry, stairs rising to first floor, tiled flooring, radiator and understairs storage cupboard. Access to:

Downstairs WC

Having low level WC, pedestal hand wash basin unit, radiator and tiled flooring.

Kitchen

9' 11" x 11' 3" (3.02m x 3.43m)

Having a range of base and eye level units with counter worktops, to include appliances such as integral oven, 4 ring with extractor hood over, sink and drainer unit, space and plumbing for further appliances and wall mounted gas central combination boiler.

Lounge

15' 8" x 12' 0" (4.77m x 3.65m)

Having radiator and French doors leading onto rear garden.

First Floor Landing

Bedroom 2

10' 11" x 15' 7" (3.32m x 4.75m)

Having 2 uPVC double glazed windows to rear aspect and radiator.

Bedroom 3

9' 6" x 8' 3" (2.89m x 2.51m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)

Having 3 piece suite comprising panelled bath with showerhead over, pedestal hand wash basin unit, low level WC, chrome heated hand towel rail and extractor unit.

Second Floor Landing

Master Bedroom

10' 9" x 17' 6" (3.27m x 5.33m)

Having uPVC double glazed window to front aspect and built-in wardrobes with mirrored effect sliding doors. Access to:

En-Suite

4' 7" x 7' 11" (1.40m x 2.41m)

Having shower cubicle, vanity hand wash unit, low level WC, tiled surround, extractor unit and Velux window.

Outside Rear

Having enclosed garden, patio area, outside water source and being mostly laid to lawn.

Outside Front

Having dwarfed walled perimeter with pathway leading to front door entry. Access to driveway and single garage.

Agents Note

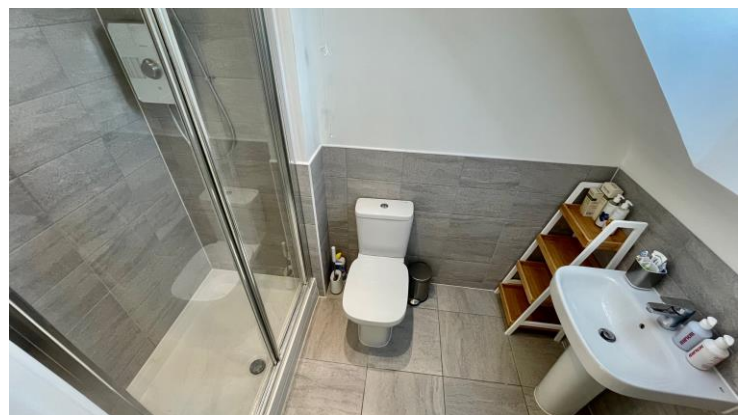
The property was built in 2019 with the current owners being to sole occupiers.

Agents Note 1

Electric automated blinds have been fitted throughout the house which can be customised to set times and remotely controlled.

Agents Note 2

We have been informed by the vendor. There is a £182.10 yearly site fee.

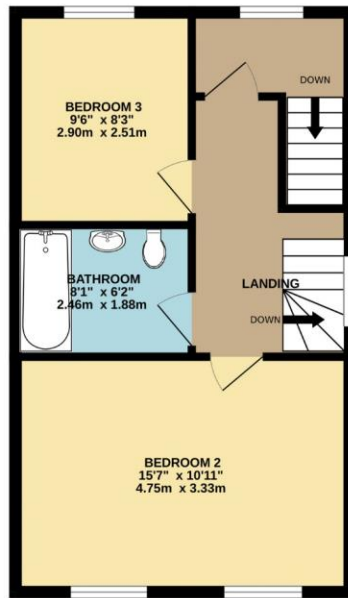
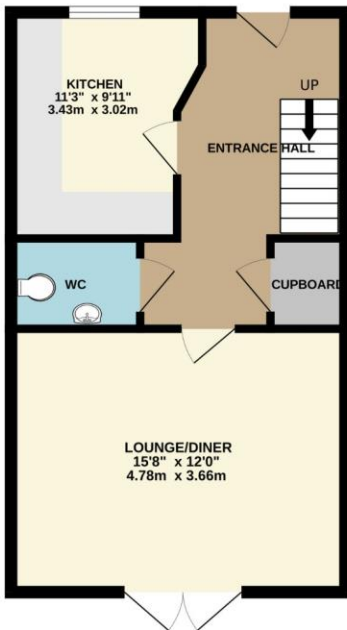




GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA; 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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