



- Individual Detached Residence
- Approx 3,000 Sq Ft
- Pleasant Cul-De-Sac Position
- Immaculately Presented
- Additional One Bedroom Annexe
- Double Garage & 19'6" Workshop
- Pleasant Gardens
- Viewing Essential!

Springfield Close, Branston, LN4 1LP,  
£569,000





**SUBSTANTIAL HOME WITH AN ANNEXE!!** Located within a pleasant cul-de-sac position within the ever popular village of Branston is this individual detached residence which extends to approximately 3,000 square feet and comes complete with one bedroom annexe. This immaculately presented, surprisingly spacious and versatile home has accommodation which briefly comprises spacious entrance hallway, study (also suitable as a 5th bedroom), 26'9 lounge diner with French doors leading onto the rear garden, 16'11 kitchen with central island unit, large utility and ground floor wc. The property also has four double bedrooms (1 ground floor, 3 first floor), ensuite shower room to master bedroom and luxury ground floor bathroom. The annexe, which could be used for independent living, holiday lets or even business premises (subject to the necessary permissions) has its own entrance hallway, impressive 21'1 open plan living space, 12' conservatory, double bedroom and ensuite shower room. Outside the property stands on a generous plot, with block paved driveway, double garage, additional 19'6 workshop, pleasant rear garden which offers an excellent degree of privacy and two covered outdoor seating/entertaining areas. In the agents opinion viewing of this property would be considered essential in order for it to be fully appreciated. Council tax band: E. Freehold.



## Entrance Hallway

Having part glazed composite front entrance door, attractive stone effect luxury vinyl flooring, radiator, LED downlights, door leading into annexe and stairs with oak and glass balustrade leading to first floor.

## Study

8' 11" x 7' 9" (2.72m x 2.36m)

Having fitted workstation to include desk with matching drawers and storage cupboard and radiator.

## Lounge

26' 9" x 14' 7" (8.15m x 4.44m)

Having attractive engineered oak flooring, coal effect gas fireplace with marble hearth and surround, 2 radiators, LED downlights and French doors overlooking the rear garden.

## Breakfast Kitchen

16' 11" x 12' 7" (5.15m x 3.83m)

Having a range of matching wall and base units, central island unit incorporating breakfast bar, larder unit, glass display cabinet, built-in eye level Neff oven, additional Neff microwave oven, integral dishwasher, integral full height fridge freezer, attractive engineered oak wooden flooring, radiator and LED downlights.

## Utility

11' 4" x 7' 0" (3.45m x 2.13m)

Having one and a half bowl composite sink unit with mixer taps over, tiled splash backs and base unit beneath. Additional wall units and larder units, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, radiator, LED downlights, extractor, door leading to double garage and door leading to outdoor covered seating area.

## Ground Floor WC

Having low level WC, wall hung wash hand basin with tiled splashbacks, ceramic tiled floor and radiator.

## Bedroom 4

14' 7" x 8' 5" (4.44m x 2.56m)

Having fitted wardrobes with matching dressing unit and bedside cabinets, radiator and LED reading lights.

## Ground Floor Bathroom

Having luxury 4 piece suite comprising large walk-in tiled shower cubicle with electric shower appliance and curved glass shower screen, corner panelled bath with handheld shower attachment over, oversized wash hand basin set in vanity unit, low level WC, ceramic tiled floor, electric shaver point, heated towel rail, LED downlights and extractor.

## First Floor Landing

Having LED downlights, access to loft and large airing cupboard housing hot water cylinder.

## Master Bedroom

18' 10" max x 17' 9" max (5.74m x 5.41m)

Having fitted wardrobe, 2 radiators, LED downlights and access to eaves storage.

## En-Suite

Having 3 piece suite comprising corner tiled shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower door, wash hand basin set in vanity unit, low level WC, attractive vinyl flooring, heated towel rail, part tiled walls, LED downlights, extractor and Velux window to rear.

## Bedroom 2

17' 3" x 9' 9" (5.25m x 2.97m)

Having radiator and LED downlights.

## Bedroom 3

18' 2" max x 8' 10" (5.53m x 2.69m)

Having radiator, 2 Velux windows to rear aspect and access to eaves storage.

## WC

Having low level WC, wall hung wash hand basin, vinyl flooring, heated towel rail and Velux window to rear aspect.

## Annexe

### Entrance Hallway

Having independent part glazed uPVC composite front entrance door. Door leading into main house, radiator, LED downlights and door leading into living area.

### Open Plan Living Area

21' 1" max x 11' 0" max (6.42m x 3.35m)

Having lounge area with feature cast-iron Hamlet log burner fireplace with slate hearth, radiator, LED downlights, French doors leading into conservatory.

### Kitchen Area

Having a range of matching wall and base units, breakfast bar, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for washing machine, space for fridge, tiled effect vinyl flooring and LED downlights.

### Conservatory

12' 0" max x 11' 4" (3.65m x 3.45m)

Being of uPVC construction with brick built base and having laminate wood effect flooring and French doors overlooking the garden.

### Bedroom

13' 5" x 8' 11" (4.09m x 2.72m)

Having fitted wardrobes with matching dressing unit, radiator and LED downlights.

### En-Suite

Having 3 piece suite comprising double tiled shower cubicle with electric shower appliance and glass shower door, wash hand basin set in vanity unit, low level WC, tiled effect vinyl flooring, radiator, LED downlights and extractor.

### Outside Front

The property offers a generous sized frontage with block paved driveway offering parking space for several vehicles, outside lighting, a wide variety of plants and shrubs, storm porch leading to front entrance door, door leading into annexe and gates at both sides leading to rear garden.

### Double Garage

19' 0" x 8' 7" (5.79m x 2.61m)

Having twin roller shutter remote control garage doors, power and light, central heating boiler (installed 2011, serviced annually). Access to boarded loft space with loft ladder. Opening into:

### Workshop

19' 6" x 10' 4" (5.94m x 3.15m)

Having fitted storage cupboard, power and light, window to rear aspect and door leading to indoor covered seating area.

### Outside Rear

To the rear of the property there is a generous sized garden which offers an excellent degree of privacy and comprises lawn, paved patio areas, a wide variety of flowers, plants, shrubs and trees, summer house, outside lighting and 2 covered outside seating/entertaining areas.



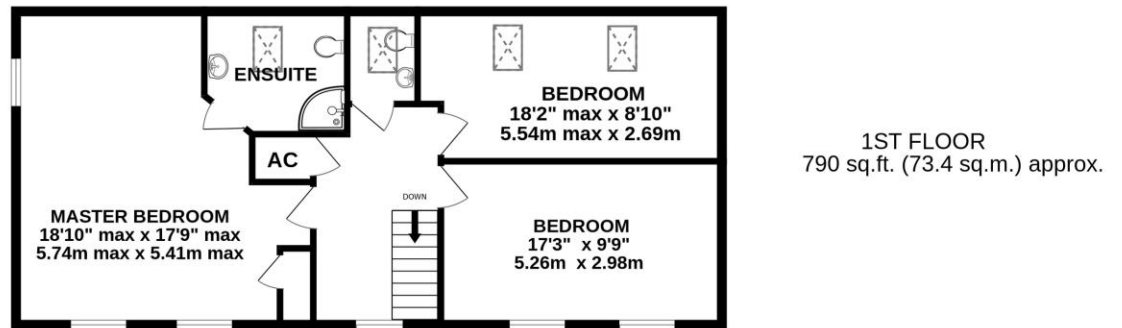
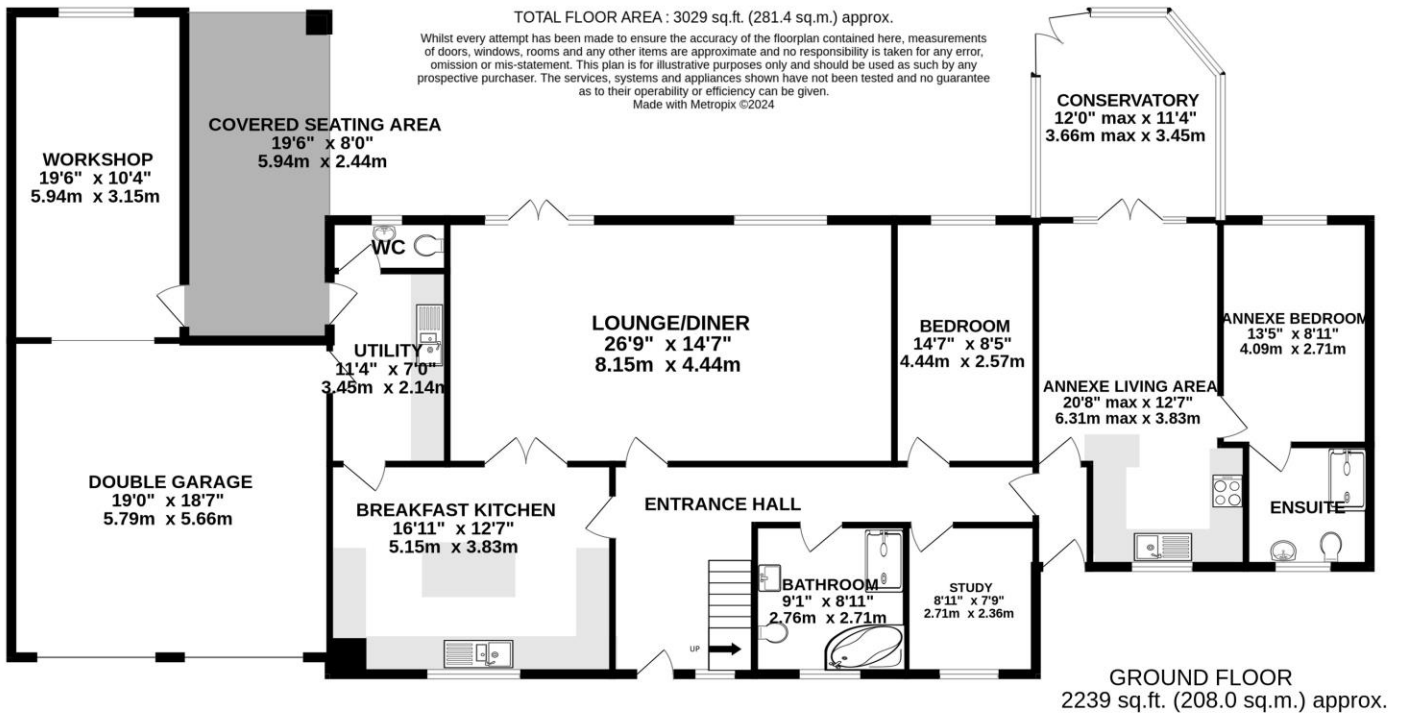








**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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.

**Important Information:**  
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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE