



- Spacious Detached Bungalow
- 3 Bedrooms
- 20'0" Lounge
- Open Plan Dining Room
- Kitchen & Bathroom
- Extensive uPVC Double Glazing & GCH
- Cul-De-Sac Location
- Chain Free

Juniper Close, Branston, LN4 1PJ,
£235,000





Situated within the sought after village of Branston. Starkey&Brown are pleased to offer for sale this spacious 3 bedroom detached bungalow. Additional accommodation comprises of a 20'0" lounge, 12'4" open plan dining room, good size kitchen and a 3 piece bathroom suite. Additional benefits includes extensive uPVC double glazing and gas fired central heating system. Outside there is a front garden which is mainly laid to lawn. Rear garden is private and south-facing with a hedged surround. We are advised by the vendor that the property is to be offered chain free. Council tax band: C. Freehold.



Enclosed Entrance Porch

Having uPVC sliding doors into enclosed entrance porch and door through to:

Hallway

Having 2 large cupboards, 1 housing a wall mounted combination central heating boiler.

Lounge

20' 0" x 11' 10" max (6.09m x 3.60m)

Having uPVC window to front and side aspects, 2 double radiators and feature fireplace.

Dining Room

12' 4" x 9' 7" (3.76m x 2.92m)

Having double radiator and uPVC window.

Kitchen

12' 4" x 9' 10" (3.76m x 2.99m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, built-in oven, grill and hob, one and a half sink with single drainer unit, plumbing for washing machine, double radiator, uPVC window and uPVC door to side aspect.

Bedroom 1

13' 4" x 9' 10" (4.06m x 2.99m)

Having uPVC window and double radiator.

Bedroom 2

10' 7" x 9' 0" (3.22m x 2.74m)

Having uPVC window and double radiator.

Bedroom 3

10' 8" x 6' 10" (3.25m x 2.08m)

Having double radiator.

Bathroom

Having a 3 piece suite comprising a panelled bath with electric shower unit over, wash hand basin, low level flush WC, fully tiled walls and uPVC frosted window to side aspect.

Outside Rear

Having small paved patio. Being mainly laid to lawn with hedged surround.

Garage

18' 5" x 8' 7" (5.61m x 2.61m)

Having remote control electric up and over door. With light and power. Personnel door to rear garden.

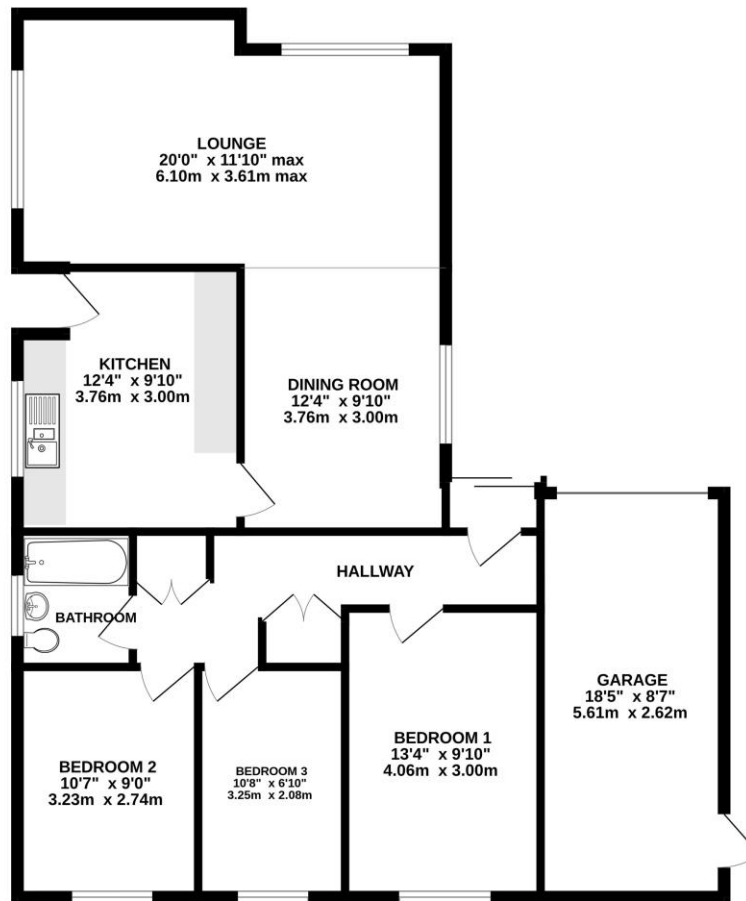
Outside Front

Is mainly laid to lawn. Having concrete driveway leading to garage.





GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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.
Made with Metropix ©2024

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.

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE