

- Detached Bungalow
- Surprisingly Spacious Throughout
- 2 Double Bedroom (Formerly 3)
- 17'6" Lounge & 17'6" Kitchen Diner

- Dining Area & Garden Room
- Large Driveway & 19'10" Garage
- Generous, Fully Enclosed Garden
- NO CHAIN!

Asheridge, Branston, LN4 1NR,  
Offers In Region Of £240,000





Starkey&Brown is pleased to offer for sale this surprisingly spacious two bedroom (formerly three bedrooms) detached bungalow located within a pleasant cul-de-sac position within the ever popular village of Branston. The property, which has had only one owner since new, has accommodation which is well presented throughout, and has been thoughtfully reconfigured to provide accommodation which briefly comprises 17'6 lounge, 17'6 kitchen diner, additional dining area, garden room with patio doors overlooking the garden, spacious hallway, 2 double bedrooms and shower room. The property also benefits from a double width driveway with space for at least 4 cars, 19'10 garage and fully enclosed garden to the rear which offers an excellent degree of privacy. NO CHAIN!! Council tax band: C. Freehold.



## Lounge

Having bow window to front aspect, electric fireplace with granite hearth and inset and wooden surround, radiator and coved ceiling.

## Kitchen Diner

17' 6" x 10' 0" max (5.33m x 3.05m)

Having a range of matching wall and base units, 3 larder units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, integral microwave, American style fridge freezer, washing machine, dishwasher, wood effect flooring, radiator, coved ceiling and double aspect windows.

## Dining Area

10' 4" x 7' 4" (3.15m x 2.23m)

Having uPVC front entrance door, laminate wood effect flooring, coved ceiling, LED downlights and opening into hallway.

## Garden Room

8' 3" x 7' 4" (2.51m x 2.23m)

Having laminate wood effect flooring, radiator, coved ceiling and sliding patio door leading to garden.

## Hallway

Having laminate wood effect flooring, radiator, large airing cupboard housing Worcester Bosch central heating boiler, wall lights, coved ceiling and access to loft.

## Bedroom 1

12' 5" x 11' 7" into wardrobes (3.78m x 3.53m)

Having fitted and sliding door wardrobes, radiator and coved ceiling.

## Bedroom 2

10' 0" min x 8' 7" (3.05m x 2.61m)

Having radiator and coved ceiling.

## Shower Room

Having 3 piece suite comprising corner tiled shower cubicle with mains fed rainfall shower, additional handheld shower, wash hand basin set in vanity unit, low level WC and radiator.

## Outside Front

To the front of the property there is a lawned garden area, outside lighting, double width concrete driveway with space for at least 4 vehicles and giving access to garage. Gate at side leading to rear garden.

## Garage

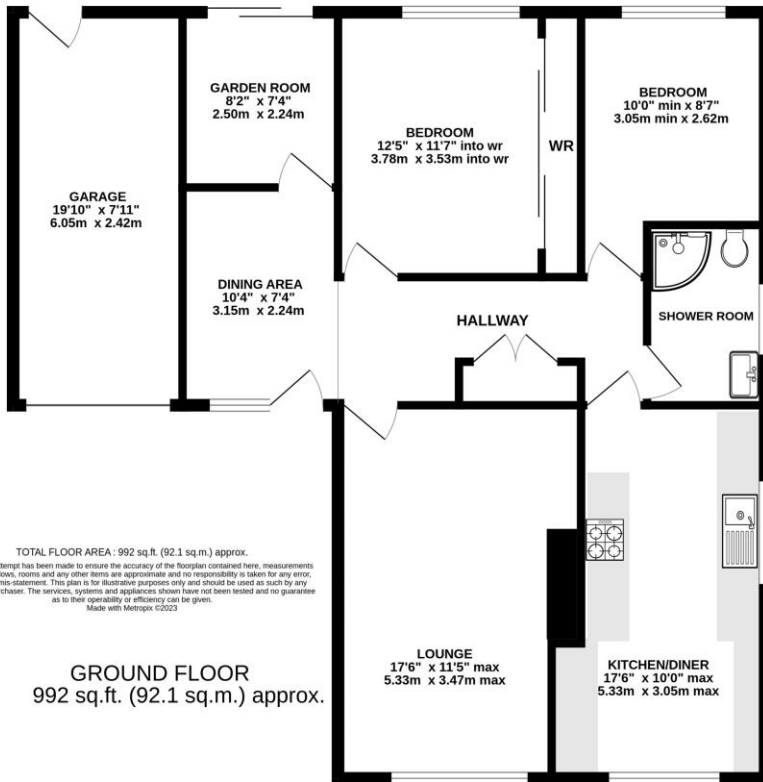
19' 10" x 7' 11" (6.04m x 2.41m)

Having up and over door, power and light. Door leading to garden.

## Outside Rear

To the rear of the property there is a generous sized fully enclosed garden which offers an excellent degree of privacy and comprising lawn with large paved patio area, a variety of plants and shrubs. Personnel door to garage.





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