



- Modern Family Home With Extension
- Detached House With Solar Panels
- 4 Bedrooms & 2 Bathrooms
- Spacious Kitchen Diner

- Lounge With Log Burner
- Stunning Garden Room
- Landscaped Garden
- Garage & Driveway Parking

Goldcrest Avenue, Branston, LN4 1FW,  
Offers In Region Of £340,000





Built in 2019 by Lovell Homes is this extended 4 bedroom detached house nestled in the popular village of Branston. Being immaculately presented throughout the home has undergone a programme of impressive upgrades throughout. The property offers spacious living accommodation and boasts an abundance of natural light. One of the major additions to the family home is the garden room which adjoins the 26ft1 kitchen diner and enjoys views over the garden. There is a bay fronted lounge with custom fitted shutters, engineered oak flooring and centrepiece log burner. Completing the ground floor is a utility room, downstairs wc and welcoming entrance hall. The first floor offers 4 bedrooms which includes 3 double bedrooms and a single bedroom measuring 9'11 x 6'6. All the bedrooms have access to a 4 piece family bathroom whilst the master bedroom has its own private en suite shower room. Outside to the rear is a private garden laid mainly to lawn bordered with a variety of flowering shrubs and trees. Two separate seating areas provide ideal space for entertaining family & friends. Parking is provided for in the form of a block paved driveway with access to a single garage measuring 9'5 x 19'4. Most importantly the house comes with solar panels which are owned outright and return an annual income, further in-depth details can be made available upon request. Branston is located within a 15 minute drive to the historical cathedral city of Lincoln which offers a substantial amount of independent and nationwide retailers. Branston village has its own array of amenities which includes a well regarded secondary school, primary school, doctor's surgery, Co-op foodstore, public house and popular village cafe. Furthermore, the recently completed Eastern bypass now provides superb access to the northern area of Lincoln, which is well known for its retail outlets and access to the A46. Council tax band: D. Freehold.



## Entrance Hall

Having front door entry to the front aspect, radiator, engineered oak flooring, Honeywell thermostat control, stairs rising to first floor, understairs storage cupboard and access to lounge, kitchen and downstairs WC.

## Downstairs WC

5' 7" x 5' 11" max (1.70m x 1.80m)

Having low level WC, wall mounted hand wash basin unit, radiator, uPVC double glazed obscured window to front aspect, extractor unit and storage cupboard.

## Lounge

14' 3" x 12' 9" (4.34m x 3.88m)

Having uPVC double glazed bay window to front aspect with custom fitted shutters, feature log burner, engineered oak flooring and double doors leading into:

## Kitchen Diner

26' 1" max x 11' 6" (7.94m x 3.50m)

Includes a contemporary range of units at eye and base level which also features a pantry cupboard with carousel drawers. The counter work surfaces provide an ideal cooking area with a one and a half stainless steel sink and drainer unit with space and plumbing for a range of appliances. Furthermore, there are integral appliances included such as; a Bosch 5 ring gas hob with matching splashback and extractor hood, a Bosch oven with combi grill and a bespoke kitchen island with storage and breakfast bar arrangement. The Kitchen Diner is completed by a dining area, x2 radiators, inset ceiling LED spotlight fittings and power points and also provides separate access to the Garden Room and Utility Room.

## Utility

5' 7" x 5' 9" (1.70m x 1.75m)

Having a range of eye and base level units, with fitted work surface providing space and plumbing for laundry appliances. There is a wall mounted gas central heating condensing boiler (model: Logic System S 18 Ideal), radiator and uPVC double glazed door with obscured glass panel providing access onto the block paved driveway.

## Garden Room

12' 1" x 9' 7" (3.68m x 2.92m)

Being of brick base with uPVC surround, insulated and plasterboard roof with feature glass panelling. Finished with porcelain tiled flooring and having French doors to side aspect leading out onto the garden patio area.

## First Floor Landing

Having single radiator, airing cupboard with Mega Flow hot water cylinder, power points and loft access. Loft having pull down ladder, partial boarding approximately 2 meters wide, running the full length of the house and giving access to the solar panel inverter.

## Master Bedroom

13' 9" x 9' 11" (4.19m x 3.02m)

Having uPVC double glazed window to front aspect with custom shutters and radiator. Access to:

## En-Suite

5' 10" x 7' 9" max (1.78m x 2.36m)

Having chrome heated hand towel rail, pedestal WC and floating basin, extractor unit, uPVC double glazed obscured window to front aspect, shower cubicle.

## Bedroom 2

13' 6" x 9' 6" (4.11m x 2.89m)

Having uPVC double glazed window to front aspect with custom shutter window and radiator.

## Bedroom 3

9' 9" x 8' 7" min (2.97m x 2.61m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 4

9' 11" x 6' 6" (3.02m x 1.98m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

9' 1" x 6' 9" (2.77m x 2.06m)

Having uPVC double glazed obscured window to rear and side aspects, separate bathtub, shower cubicle, chrome heated hand towel rail, floating hand wash basin unit and WC, extractor unit and shaver point and chrome heated hand towel rail.

## Outside Rear

Having a lawned garden with patio seating area, secondary slate shingle seating area finished with a bamboo plant surround, external water source, timber built garden shed, x3 double external power sockets and side access to the front of the property and garage.

## Outside Front

Having block paved driveway with parking for a minimum of 2 vehicles. Access to:

## Garage

9' 5" x 19' 4" (2.87m x 5.89m)

Having up and over door, power and lighting.

## Agents Note

Having owned outright solar panels producing a positive annual income. For further details, please contact Starkey&Brown.

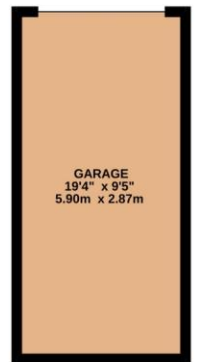
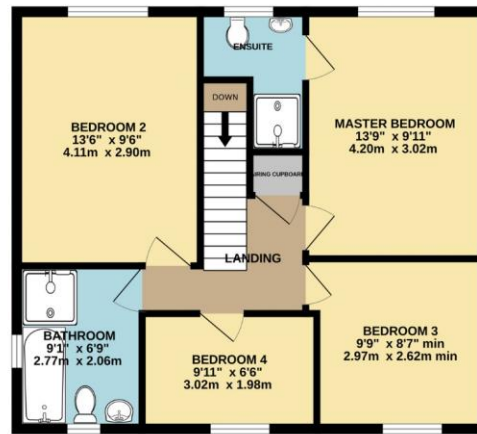




GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

2ND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.8 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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