



- Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Upgraded Bathroom

- Kitchen With Utility
- Garage & Driveway Parking
- Enclosed Rear Garden
- Owned Outright Solar Panels

Heathfield Avenue, Branston, LN4 1UF,  
Offers In The Region Of £315,000





Starkey&Brown is pleased to offer for sale this delightful 4 double bedroom detached executive house situated in the popular village of Branston. Having 2 reception rooms to the ground floor and a rustic style kitchen, featuring fitted units with integrated appliances and a range cooker. The ground floor also features a welcoming entrance hall and downstairs WC. Rising to the first floor are 4 double bedrooms which all benefit from the use of a upgraded family bathroom, with the master bedroom also benefitting from it's own private en-suite shower room. The property is well presented and maintained throughout by the current owners, with the high standards extending to the external grounds. The rear garden is low maintenance, which is mostly paved with a range of decorative and mature flowerbeds and an ornamental pond. The front of the property features a selection of decorative planters and a block paved driveway, providing parking for up to 2 cars and access to a single garage. Further benefits of the property includes gas central heating, a newly fitted combi boiler (fitted approximately March 2024) uPVC double glazing throughout and owned outright solar panels, providing the property with extra benefit of reduced bills and an additional profit from feeding tariff via Ovo energy. These features contribute towards this property receiving a high EPC, Energy Performance rating (B Rating). Heathfield Avenue sits within easy reach Branston's local amenities, including schooling at primary and secondary levels, GP surgery and a selection of shops and other amenities. There are also 3 regular bus services to and from the Cathedral City of Lincoln, as well as convenient access to the A15 Lincoln Bypass. For further details contact Starkey&Brown. Council tax band: C. Freehold.



## Entrance Hall

Having radiator, stairs rising to first floor and access to downstairs WC.

## Downstairs WC

4' 9" max x 8' 7" max (1.45m x 2.61m)

Having uPVC double glazed obscured window to rear aspect, low level WC, pedestal hand wash basin unit and radiator.

## Kitchen

12' 6" x 9' 4" (3.81m x 2.84m)

Having a range of base and eye level units with counter worktops, this 'Rustic style' kitchen with fitted wall units and base units housing integrated appliances, there is also a dual fuel range cooker with 5 ring gas hob, grill, 2 ovens and extractor fan, one and a half sink and drainer unit. UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect.

## Pantry

3' 1" x 5' 0" (0.94m x 1.52m)

Having uPVC double glazed obscured window to the side aspect and shelving.

## Dining Room

10' 2" x 9' 6" (3.10m x 2.89m)

Having uPVC sliding doors to patio, radiator, and coved ceiling.

## Lounge

14' 3" x 11' 6" (4.34m x 3.50m)

Having uPVC double glazed bay window to front aspect, uPVC double glazed window to side aspect, feature gas fireplace, coved ceiling and radiator.

## First Floor Landing

Having loft access (loft insulated, partially boarded, light and solar generator) and a uPVC double glazed window to side aspect.

## Master Bedroom

11' 6" x 11' 5" (3.50m x 3.48m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

## En-Suite

2' 4" x 6' 7" (0.71m x 2.01m)

Having tiled floor and surround, radiator, extractor fan, shower cubicle and hand wash basin unit.

## Bathroom

6' 7" x 7' 3" (2.01m x 2.21m)

Having panelled bath with shower head over and 5 fold shower screen, vanity unit, low level WC, hand wash basin, fitted cupboards, tiled surround and chrome heated hand towel rail and an airing cupboard housing shelving.

## Bedroom 2

12' 7" x 9' 3" (3.83m x 2.82m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

## Bedroom 3

9' 6" x 10' 4" (2.89m x 3.15m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

## Bedroom 4

8' 2" x 11' 5" (2.49m x 3.48m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

## Outside Rear

Having an enclosed garden with fenced perimeters, it is low maintenance and is on 2 levels, with the top level being a large patio area and the lower level comprising a seating area and ornamental pond, with the rest being gravel and lawn and partially surrounded by a range of decorative and mature flowerbeds and a timber built garden shed to remain.

## Outside Front

To the front of the property there is a block paved driveway leading to the integrated garage with the front garden being raised on 2 levels with a selection of decorative planters and landscape borders, planters and mature flower beds to the side aspect.

## Single Garge

8' 2" x 15' 5" (2.49m x 4.70m)

Having up and over door, consumer unit, power and lighting.

## Agents Note

The property comes with owned outright solar panels which were fitted approximately 12 years ago. The property benefits from reduced bills with a feed-in tariff via Ovo energy. With the property receiving a returned income twice a year. For further information on solar panels. Please contact Starkey&Brown 01522 845 845.

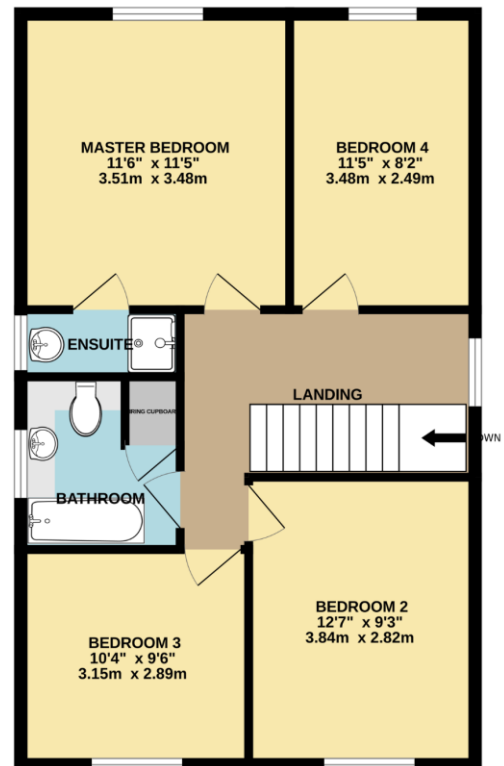
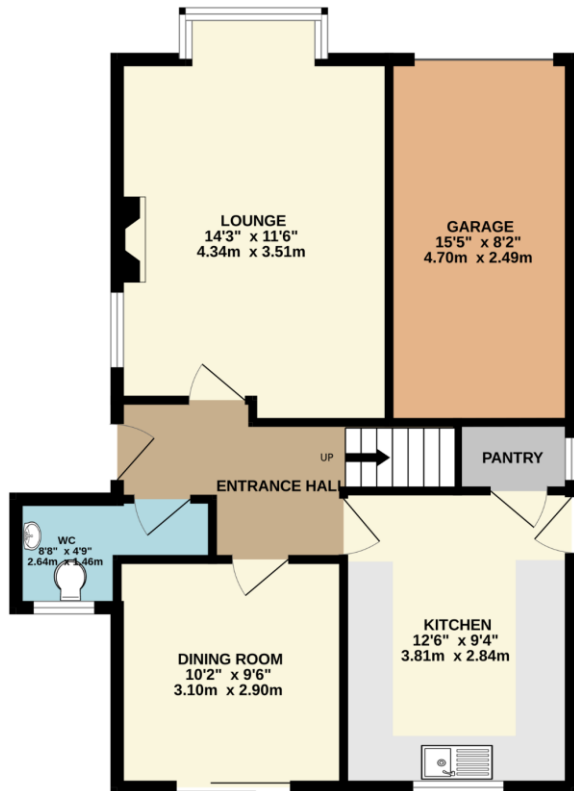




GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



HEATHFIELD AVENUE, BRANSTON LN4 1UG

TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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