



- Detached Family Home
- Immaculately Presented Throughout
- Popular Village Location
- 3 Good Size Bedrooms, Master En-Suite
- 15'10" Lounge & Impressive Kitchen Diner
- Pleasant Rear Garden
- Block Paved Driveway & Garage
- Call Today To View!

Kirk Road, Branston, LN4 1FQ,
£280,000





Starkey&Brown are pleased to offer for sale this immaculately presented detached family home which offers spacious living accommodation throughout and located within this popular residential development in Branston. Accommodation briefly comprises entrance lobby, 16'0" lounge with French doors leading onto the rear garden, impressive kitchen diner with door leading to the rear garden, ground floor WC, spacious first floor landing, 3 very well proportioned bedrooms, en-suite shower room to master bedroom and separate family bathroom. Outside the property has block paved driveway, brick built garage and pleasant fully enclosed garden to the rear. Call today to arrange a viewing! Council tax band: C. Freehold.



Entrance Hallway

Having part glazed front entrance door, attractive wood effect luxury vinyl flooring, radiator and door leading into:

Kitchen Diner

19' 9" max x 15' 10" max (6.02m x 4.82m)

Having a range of matching range of wall and base units, larder unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral full height fridge freezer, integral dishwasher integral washer dryer, concealed central heating boiler (serviced annually), attractive wood effect vinyl flooring, radiator, door to garden, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC, pedestal wash hand basin, attractive wood effect luxury vinyl flooring, radiator, part tiled walls and extractor.

Lounge

16' 0" x 9' 10" (4.87m x 2.99m)

Having radiator and French doors leading to rear garden.

First Floor Landing

Having access to loft.

Bedroom 1

11' 8" max x 10' 0" max (3.55m x 3.05m)

Having radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with electric shower appliance and folding glass shower door, pedestal wash hand basin, low level WC, attractive vinyl flooring, radiator and extractor.

Bedroom 2

12' 0" max x 7' 8" min (3.65m x 2.34m)

Having radiator.

Bedroom 3

10' 0" max x 7' 6" min (3.05m x 2.28m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, tiled effect vinyl flooring, radiator, part tiled walls and extractor.

Outside Front

To the front of the property there is a lawned garden with outside lighting, block paved driveway leading to garage. Gate at side leading to rear garden.

Garage

Having up and over door, power and lighting. Pitched roof providing storage space.

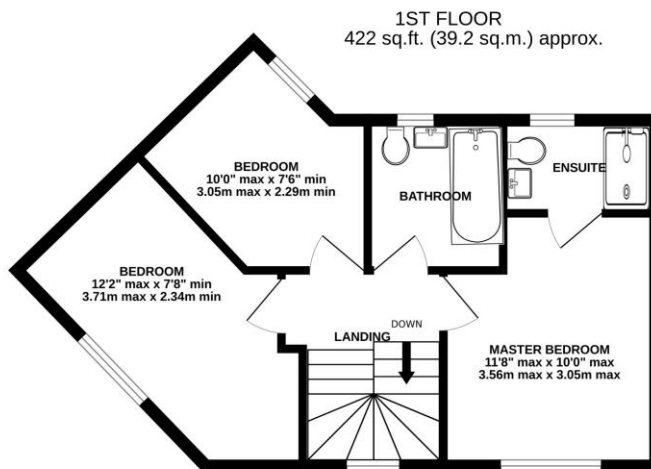
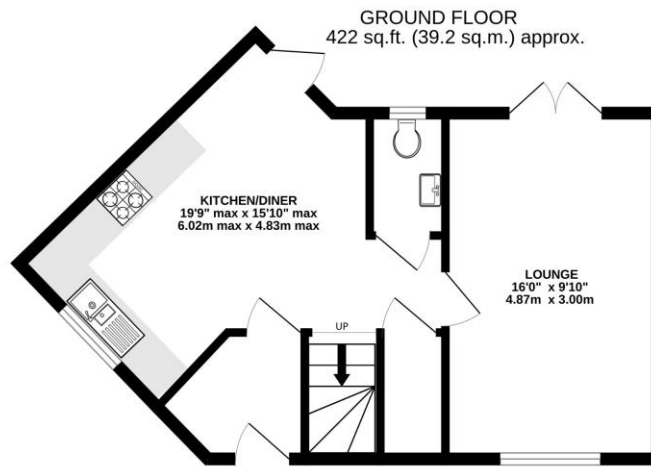
Outside Rear

To the rear of the property there is a fully enclosed garden comprising lawn with paved patio area, raised timber decking area, outside lighting and cold water tap.

Agents Note

We are advised by the vendor that a service charge is applicable for the maintenance of local communal areas and amounts to £180 approximately £180 per annum. Please call for further details.





TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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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.

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