

- Larger Than Average 5 Bedroom Detached House
- 20'6 Lounge
- Kitchen/Breakfast Room
- Dining Room & Study/Bedroom 5

- Downstairs Wet Room
- Master Bedroom With En-Suite
- Conservatory & Double Garage
- Popular Village Location

Beech Road, Branston, LN4 1UZ,
Offers In Region Of £465,000



Starkey&Brown is pleased to offer for sale this larger than average 4 bedroom detached house located in the popular village of Branstons. The property boasts spacious and well presented living accommodation throughout and briefly comprises an entrance hallway, a 20ft lounge, conservatory, a kitchen breakfast room, dining room, study/bedroom 5, downstairs wet room, separate WC and a double garage. Rising to the first floor there are 4 double bedrooms with the master bedroom having a en-suite bathroom and further family bathroom with a sauna. To the outside of the property there is a generous driveway parking for many vehicles. To the rear of the property there is a generous enclosed garden. Further benefits of the property includes uPVC double glazing, water filtration system and gas central heating throughout. Internal viewing is essential. Call Starkey&Brown to arrange a viewing. Council tax band: E. Freehold.



Lounge

Having double glazed bay window to front aspect and a radiator.
Leading into:

Conservatory

14' 4" x 11' 5" (4.37m x 3.48m)

Having uPVC double glazed windows, uPVC French doors leading to the rear garden, insulated roof, radiator and power points.

Dining Room (Previously a bedroom)

14' 3" x 8' 0" (4.34m x 2.44m)

Having uPVC double glazed window to front aspect and a radiator.
Access into:

Wet Room

6' 1" x 4' 8" (1.85m x 1.42m)

Having wash hand basin, low level WC, walk-in shower, heated towel rail and aquaboard to walls.

Kitchen Breakfast Room

18' 7" x 15' 4" (5.66m x 4.67m)

Having a range of base and eye level units with granite worktops, built-in dishwasher, built-in oven, built-in hob with extractor hood, water filter tap, uPVC double glazed window to rear aspect, uPVC French doors to rear aspect, radiator and heated tiled floor.

Study/Bedroom 5

11' 8" x 8' 0" (3.55m x 2.44m)

Having uPVC double glazed window to rear aspect, a fitted worktop, heated tiled floor and a door leading into:

Downstairs WC

Having uPVC double glazed window to rear aspect, low level WC, hand wash basin unit, radiator and pebble dash flooring.

Double Garage

17' 11" x 17' 5" (5.46m x 5.30m)

Having an electric roller door, access to boiler and electrics meter.

First Floor Landing

Master Bedroom

20' 9" x 13' 7" (6.32m x 4.14m)

Having uPVC double glazed window to front and rear aspects, fitted storage and a radiator. Leading into:

En-Suite Bathroom

5' 5" x 5' 3" (1.65m x 1.60m)

Having uPVC double glazed frosted window to rear aspect, heated towel rail, shower cubicle, low level WC, tiled walls and floor.

Bedroom 2

17' 5" x 10' 5" (5.30m x 3.17m)

Having uPVC double glazed window to rear aspect and a radiator.

Bedroom 3

17' 5" x 10' 4" (5.30m x 3.15m)

Having uPVC double glazed window to front aspect, fitted storage and radiator.

Bedroom 4

10' 4" x 8' 0" (3.15m x 2.44m)

Having uPVC double glazed window to front aspect and a radiator.

Bathroom

13' 3" x 6' 6" (4.04m x 1.98m)

Having Jacuzzi bath with jets, wash hand basin, shower cubicle, low level WC, heated tiled floor and a sauna for 2 people.

Outside Rear

Being non-overlooked and enclosed with patio area, is mostly laid to lawn with hedged perimeters.

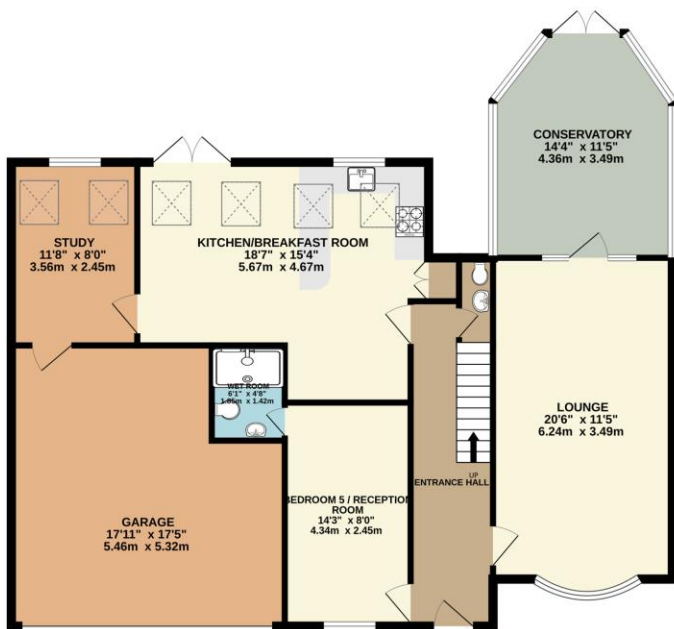
Outside Front

Having a block paved driveway parking for 3/4 cars and a small lawned area.

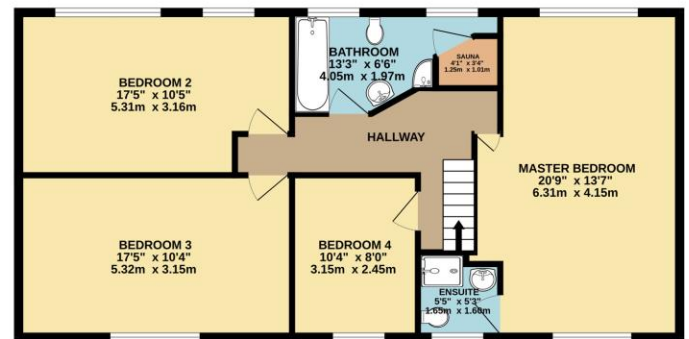




GROUND FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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.
Made with Metropix ©2025

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE