



- 19th Century Stone Cottage
- 2 Bedrooms
- Modern Interiors Throughout
- Landscaped Rear Garden
- Garage & Off Road Parking
- Log Burner & Classical Shutters
- 10 Minute Drive To Lincoln City Centre
- No Onward Chain

Wold View, Lincoln Road, Branston, LN4 1NS,
£265,000





Built in the mid to late 19th century, is this former gatehouse and now residential cottage. With accommodation over 1 floor the home has been delightfully renovated to an immaculate standard throughout. Offered for sale with no onward chain the property comes with character features such as log burner and plantation shutters. The accommodation comprises of 2 bedrooms, lounge, dining room, shower room and a traditional style breakfast kitchen. The garden has been professionally landscaped and enjoys unobstructed sun throughout the day with a south facing garden making for an ideal entertainment space. Off road parking is provided with access to a single garage measuring 9'3 x 16'1. The property was a former gatehouse to the Ashfield Estate and is now situated on an access road to farmers fields. The village of Branston is well regarded for its excellent array of amenities and close distance to Lincoln city centre, being within a 10 minute drive of Lincoln city centre. Council tax band: B. Freehold.



Entrance Hall

Having a composite front door entry to side aspect, porcelain flooring and access to bedroom 2 and lounge.

Lounge

11' 4" x 14' 4" (3.45m x 4.37m)

Having 2 uPVC double glazed windows both with fitted shutters, porcelain tiled flooring, radiator and a log burner. Access to:

Dining Room

7' 11" x 9' 0" (2.41m x 2.74m)

Having radiator, uPVC double glazed window front aspect with shutters and an Openreach broadband point. Access to inner hallway and bedroom 1.

Inner Hallway

7' 9" max x 5' 7" (2.36m x 1.70m)

Having a storage cupboard housing Vackra gas combination boiler, stepped access and skylight. Access to breakfast kitchen and shower room.

Breakfast Kitchen

14' 0" x 13' 0" (4.26m x 3.96m)

Having a range of base and eye level units with counter worktops, tiled surround, tiled flooring, uPVC double glazed window to rear aspect, uPVC door to rear aspect leading to rear garden, space and plumbing for appliances, integral oven, 4 ring hob and extractor hood over, dishwasher and fridge freezer, integrated washing machine and a freestanding chest of drawers to stay.

Shower Room

7' 10" x 7' 4" min (2.39m x 2.23m)

Having a low level WC, vanity hand wash basin unit, walk-in large shower tray, chrome heated hand towel rail, patterned vinyl flooring, skylight and partial tiled surround.

Master Bedroom

10' 11" x 13' 5" (3.32m x 4.09m)

Having uPVC double glazed window to rear aspect with shutters, half porcelain tiled flooring and half laid to carpet and a single radiator.

Bedroom 2

7' 5" x 10' 11" (2.26m x 3.32m)

Having uPVC double glazed window to rear aspect with shutters and radiator.

Outside Rear

Having a landscaped garden which has a patio area with slate shilling surround, a selection of raised flowerbeds with a raised timber decking area. Garden is completed with a lawned area, timber built garden shed, outdoor water source and wooden security fencing for vehicular access.

Outside Front

Having off street parking for 1 vehicle and access to a garage.

Garage

9' 3" x 16' 1" (2.82m x 4.90m)

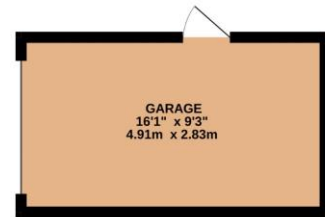
Having power and lighting, up and over door. A work bench and a personnel door.





GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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