

- Unique Semi-Detached House
- Extended Accommodation
- 3 Double Bedrooms
- Elegant Open Plan Living
- 3 Bathrooms
- Stylish Interiors Throughout
- Indoor & Outdoor Living Combination
- High Specification Fixtures & Homotech

Gibson Close, Branston, LN4 1NF,
£350,000



Situated in the sought after village of Branston, this beautifully extended and thoughtfully remodelled three-bedroom semi-detached home showcases a stunning Scandinavian cabin-style design. Blending clean lines, natural materials, and an abundance of light, this property offers a perfect balance of modern elegance and cosy charm.

The ground floor features a spacious open-plan kitchen living and dining area, designed with sleek, minimalist cabinetry, high-end appliances, and warm wooden accents the space also comes with an impressive 13kWh Flames of Lincoln open fire. Natural light floods the open plan living space through bifolding doors, skylights and feature window. Mixed with neutral tones this creates an airy, tranquil atmosphere, while the kitchen and dining space make for the perfect environment to dine with the family or for entertaining many guests. Furthermore there is a 17ft6 lounge with another Flames of Lincoln electric fireplace and completed with herringbone effect Karndean flooring.

Upstairs, the home offers three stylish bedrooms, each embracing the Scandinavian ethos of simplicity and comfort. The master bedroom boasts a walk in wardrobe and private en suite shower room. This is paired with a tastefully appointed family bathroom featuring contemporary fittings, inset mood lighting and a walk in shower.

Outside, the rear garden has been thoughtfully landscaped with a substantial decking area — an ideal setting for alfresco dining and completed with contemporary external lighting. The garden extends with a lawned arrangement mixed with a selection of mature trees in keeping with the local scenery. An incomplete mid-construction garden office with electric and water source and Wifi connectivity.

Further benefits to the home include a utility room, ground floor shower room and an air source heat pump that fuels the property. Thoroughly crafted and designed by the vendor, this home is a truly unique residence which has more finer details in every room throughout the house.

To fully appreciate the specification and benefits of the home, an accompanied viewer with a member of the Starkey&Brown team is highly recommended. Council tax band: A. Freehold.



Entrance Hall

Accessed from the front aspect via a composite front door. One vertical radiator, a uPVC double glazed obscured window to front aspect, stairs rising to first floor, a utility cupboard housing meter broadband point and consumer unit. Access to dining space and into lounge.

Lounge

17' 6" x 13' 2" (5.33m x 4.01m)
Having a uPVC double glazed window to front aspect, a feature Flames of Lincoln electric fireplace, radiator and herringbone effect karndean flooring.

Dining Room

12' 2" x 12' 0" (3.71m x 3.65m)
Having a built-in seating arrangement with storage and 1 vertical radiator. Fully open into kitchen and living space. Access to second entrance hall accessed externally via the side facade giving access to utility space and ground floor shower room.

Kitchen & Living Space

30' 3" x 11' 7" (9.21m x 3.53m)
Having a range of eye and base level units with kitchen island and feature kitchen worktops which are finished with a range of appliances such as an induction with feature booster hob and integrated extractor, with the induction hob and extractor integrated into the kitchen island worktop at waist level height, a sunken sink with Quooker instant water tap, ATLA water softener, separate full length fridge and a separate full length freezer, integral microwave and oven, larder drawers and pan drawers, kitchen island having breakfast bar arrangement and feature overhead lighting. A large double glazed window to rear aspect with feature wooden sill encasing the external landscape from inside. A full panel bi-folding door with a large skylight and a 1.3 meter Flames of Lincoln open fire giving an impressive 13 kwh of heat.

Utility Room

5' 7" x 4' 5" (1.70m x 1.35m)
Having a range of eye and base level units with space and plumbing for laundry appliances and a uPVC double glazed obscured window to side aspect and extractor unit.

Ground Floor Shower Room

3' 8" x 6' 4" (1.12m x 1.93m)
Having a low level WC, feature vanity unit, heated towel rail, shower cubicle with crittall effect finish, wall mounted hand towel radiator, pocket door entry, uPVC double glazed obscured window to side aspect, sensor lighting and extractor unit.

First Floor Landing

Having loft access, uPVC double glazed window to front aspect and access to bedrooms.

Master Bedroom

11' 6" x 10' 9" (3.50m x 3.27m)
Having uPVC double glazed window to rear aspect, radiator, feature lighting, radiator and electric fan light. Sliding door entry into en-suite.

En-Suite

8' 5" x 4' 4" (2.56m x 1.32m)
Having vanity unit, low level WC, shower cubicle, heated towel rail, skylight and a obscured window to side aspect. Access to:

Walk-In Wardrobe

Having skylight and pocket door entry.

Bedroom 2

13' 9" x 10' 4" (4.19m x 3.15m)
Having radiator and a uPVC double glazed window to rear aspect.

Bedroom 3

10' 9" x 6' 8" (3.27m x 2.03m)
Having a uPVC double glazed window to front aspect, radiator and loft access.

Outside Rear

Having a large decking area ideal for entertaining and relaxing with guests, overlooking the rear lawn and a set of feature modern lighting arrangement. Stepped access down to the lawn area featuring space, plumbing and electrics for a hot tub. The lawned garden continues to the bottom perimeter with a range of mature shrubs and a selection of mature trees, an additional paved seating area and an incomplete mid-construction garden office with electric and water source and Wifi connectivity.

Outside Front

Having parking area with undropped kerb and footway access to 2 internal entrances.



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



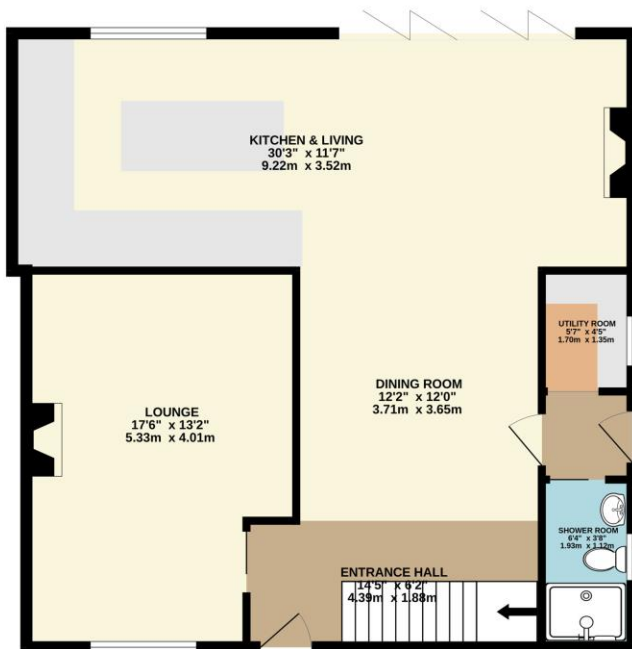
**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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