



- Stunning Detached House
- 4 Bedrooms & 2 Bathrooms
- 2 Reception Rooms
- Impressive Conservatory
- Beautiful Gardens
- Garage & Studio
- Charming Interiors
- Heart Of The Village Location

Stonegarth, Church Road, Branston, LN4 1LZ,
£529,000

Situated within the heart of Branston is this stunning 4 bedroom detached home. Being individually designed and built in 1980. The home has been created within the style of a period traditional Lincolnshire cottage. Having ample accommodation the property include a welcoming entrance hall which gives access to two reception rooms.

The first reception room is a generous sized lounge with a feature multi-fuel burner and gives access to a considerably sized conservatory measuring 22'1" max fitted and having a beautiful exterior finish, giving beautiful views over the garden. There is a formal dining room and a breakfast kitchen measuring 19'8" max and having modern units which features a rangemaster cooker and further integral appliances. Rising to the first floor are four generous bedrooms with the master bedroom measuring 13'9" with it's own dressing area and en-suite. All bedrooms benefit from the use of a four piece bathroom suite with a stylish 'P' shaped bath and a rainfall shower over.

The property comes into it's own due to it's outstanding plot. Being surrounded by colour to the front, rear and side the property is a gardeners dream. Currently designed with a large, green and luscious area which is enclosed with immaculately planted flower beds with an abundance of color. Furthermore, there is a sun drenched garden which enjoys natural light throughout the day with a perfect patio seating area making the idea spot for al fresco dining.

Externally to the front of the property is a completely resin driveway with double wooden gate access providing convenient privacy. Another benefit to the home is the double garage converted into garage come studio space.

Situated within the original heart and conservation area of Branston, being nearby to the local church and nearby essential amenities such as local primary school and a well regarded secondary school, all within walking distance as well as the local GP surgery, Co-op foodstore and a regular bus service to and from the Cathedral city of Lincoln.

For viewing requests or further details contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having parquet floor finish, radiator, exposed beams, understairs storage cupboard with stairs rising to first floor and a full length glass window with front door entry to side aspect. Access to cloakroom/WC.

Downstairs WC

Having a low level WC, vanity unit, coved ceiling, tiled flooring, uPVC double glazed obscured window and a radiator.

Lounge

19' 7" x 14' 0" (5.96m x 4.26m)

Having 2 radiators, uPVC double glazed window to front aspect, patio doors leading into conservatory, exposed stone chimney breast featuring a multi-fuel burner (approximately 10 years old) and solid oak flooring. Access to:

Conservatory

22' 1" max x 10' 5" max (6.73m x 3.17m)

Being of brick base with uPVC construction, tiled floor with underfloor heating, multiple power points and French doors leading onto the rear garden.

Dining Room

9' 9" x 11' 11" (2.97m x 3.63m)

Having uPVC double glazed window to rear aspect, radiator, exposed beam and double sliding door entry.

Breakfast Kitchen

19' 8" max x 10' 0" (5.99m x 3.05m)

Having a range of eye and base level units. A range of fitted appliances, a rangemaster cooker with extractor hood, dishwasher, tiled flooring, uPVC double glazed windows to front and rear aspects, radiator, composite barn style door to side aspect leading to external plot.

First Floor Landing

Having wood flooring, airing cupboard with hot water cylinder, loft access (boarded being predominantly to the middle, insulated, housing gas central heating condensing boiler, a pull down ladder access).

Master Bedroom

13' 9" x 13' 9" (4.19m x 4.19m)

Having built-in wardrobes, radiator, uPVC double glazed window, laminate flooring and coved ceiling. Access into:

Dressing Room

7' 9" x 5' 5" (2.36m x 1.65m)

Having a vanity basin unit, built-in wardrobes with sliding doors, uPVC double glazed obscured window, a combination of laminate and tiled flooring and a radiator. Access into:

Wet Room

5' 8" x 5' 5" (1.73m x 1.65m)

Having a walk-in shower arrangement, low level WC, chrome heated hand towel rail, extractor unit, uPVC double glazed obscured window and tiled surround.

Bedroom 2

9' 9" x 11' 9" (2.97m x 3.58m)

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

Bedroom 3

9' 9" x 8' 0" (2.97m x 2.44m)

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

Bedroom 4

9' 6" x 8' 0" (2.89m x 2.44m)

Having uPVC double glazed window to front aspect, laminate flooring and coving.

Bathroom

8' 7" x 6' 2" max (2.61m x 1.88m)

Having a 'P' shaped bath with rainfall shower over, vanity basin unit, low level WC, radiator, tiled floor and surround, uPVC double glazed obscured window and extractor unit.

Garage/Studio

Having being converted approximately 10 years ago. The double garage now consists of garage space and studio space. Split into two.

Garage Area

17' 7" max x 9' 0" min (5.36m x 2.74m)

Having a range of eye and base level units with Belfast sink and space for laundry appliances, power and lighting, a manual up and over door, consumer unit and meters. Personnel access to the rear and access into:

Studio

8' 9" x 12' 7" (2.66m x 3.83m)

Having window to side aspect, power and lighting, insulation into roof area above the studio. Loft access with pull down ladder.

Outside Rear

Having an enclosed garden with fenced and walled perimeter, being mostly laid to lawn with a range of feature mature trees and stunning flowerbeds, carefully manicured over the years. The garden now includes an allotment area with raised beds and a patio seating area with stone walled facade making an ideal al fresco dining area.

Outside Front

Mainly laid to resin with double wooden gated access with internal access to the main residence and the studio come garage.





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GROUND FLOOR
916 sq ft (85.1 sq.m.) approx.



1ST FLOOR
661 sq ft (61.4 sq.m.) approx.



DOUBLE GARAGE
314 sq ft (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.

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