

- Three Storey Townhouse
- Immaculately Presented Throughout
- 3 Double Bedrooms, Master En-Suite
- 15'6" Lounge With French Doors

- Modern Kitchen With Integral Appliances
- Parking For 2 Cars
- Generous, Tree Lined Garden
- Viewing Highly Recommended

Kirk Road, Branston, LN4 1FQ,
£250,000





Starkey&Brown is pleased to offer for sale this immaculately presented 3 storey town house located within the ever popular village of Branston and standing upon a generous sized tree lined plot on Kirk Road. Accommodation briefly comprises entrance hallway, ground floor WC, lounge diner with French doors overlooking the rear garden, modern kitchen with a range of built-in appliances, 3 double bedrooms to include impressive master suite to the second floor with large built-in wardrobes and en-suite shower room, a separate family bathroom to the first floor. Outside the property benefits from 2 block paved parking spaces and a generous sized treelined garden to the rear which offers an excellent degree of privacy. Viewing highly recommended! Council tax band: C. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, wood effect luxury vinyl flooring, radiator, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC, pedestal wash hand basin with tiled splash backs, wood effect vinyl flooring, radiator and extractor.

Lounge Diner

15' 6" x 12' 0" (4.72m x 3.65m)

Having wood effect luxury vinyl flooring, radiator and French doors overlooking the rear garden.

Kitchen

11' 1" x 10' 0" max (3.38m x 3.05m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral full height fridge freezer, integral dishwasher, integral washer dryer, wood effect luxury vinyl flooring, radiator and LED downlights.

First Floor Landing

Having radiator and door leading into lobby with stairs rising to master suite.

Bedroom 2

15' 6" x 11' 0" (4.72m x 3.35m)

Having radiator.

Bedroom 3

9' 3" x 8' 3" (2.82m x 2.51m)

Having wood effect luxury vinyl flooring and radiator.

Bathroom

Having 3 piece suite comprising panelled with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and extractor.

Master Bedroom

21' 0" to back of wardrobes x 15' 8" max (6.40m x 4.77m)

Having large fitted sliding door wardrobes with access to further eaves storage, radiator, wall lights and dormer window to front.

En-Suite

Having 3 piece suite comprising double shower cubicle with electric shower appliance and sliding glass shower door, pedestal wash hand basin, low level WC, tile effect vinyl flooring, heated towel rail, part tiled walls, electric shaver point, extractor and Velux window to rear.

Outside Front

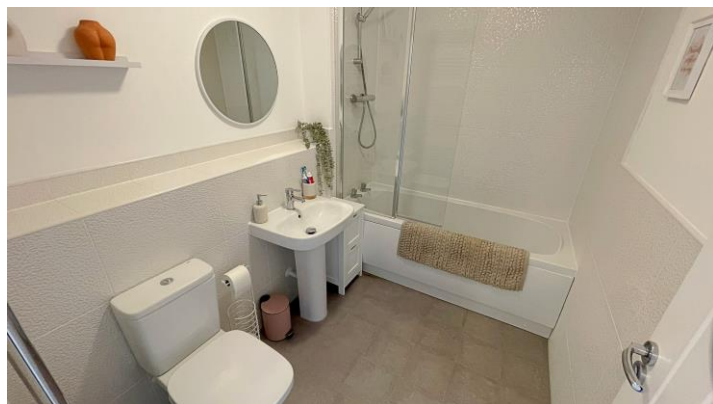
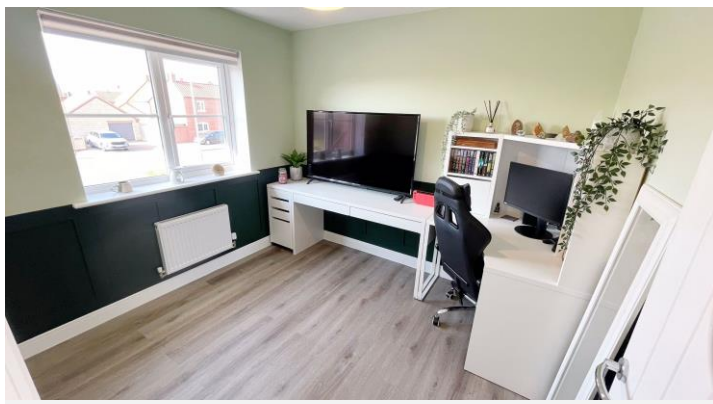
To the front of the property there are 2 adjacent block paved parking spaces which are allocated to the property. Path and secure gate at side leading to rear garden.

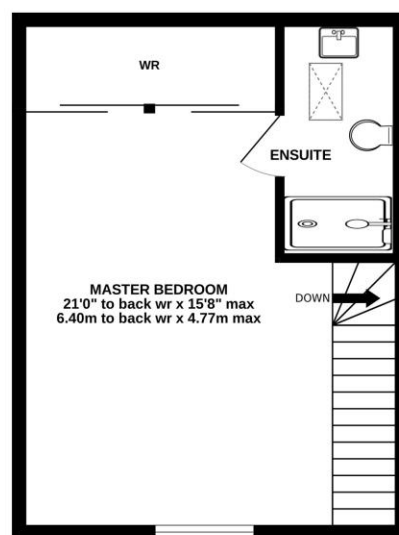
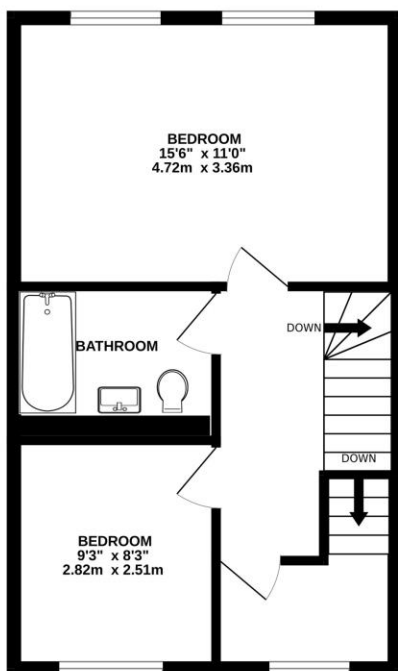
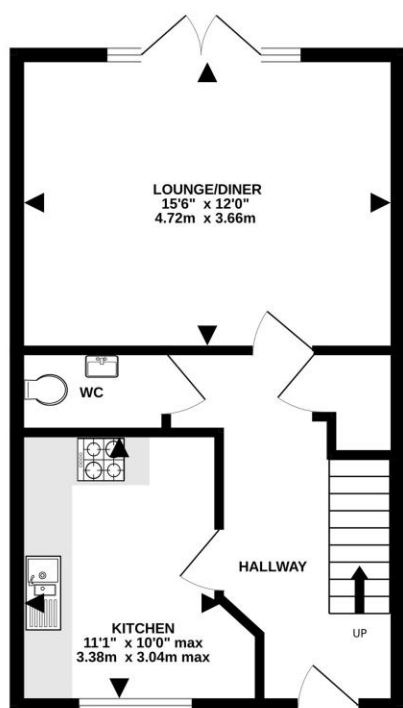
Outside Rear

To the rear of the property is a generous sized, fully enclosed garden which backs onto woodland and offers an excellent degree of privacy, being mainly laid to lawn with bespoke triangular shaped garden shed, paved patio area, cold water tap, outside power point and outside lighting.

Agents Note

We are advised by the seller that service charges are payable for the maintenance of local communal areas and amounts to £179.44 per annum. Call today for further details.





TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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