



- Detached Family Home
- Popular Village Location
- 4 Bedrooms, Master En-Suite
- 14'8" Kitchen With Central Island Unit

- 16'0" Lounge & 12'0" Dining/Family Room
- Double Driveway & Garage
- South-Facing Garden

Goldcrest Avenue, Branston, LN4 1FW,
Monthly Rental Of £1,550



****AVAILABLE NOW!!**** Starkey&Brown is pleased to offer for rent this well presented and spacious detached family home located within the popular village Branston and overlooking local green space. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 16'0" lounge, 12'1" dining/family room, breakfast kitchen with central island unit, breakfast bar and a fully fitted range of appliances, first floor landing, 4 well-portioned bedrooms, en-suite shower room to master bedroom and a separate family bathroom. Outside the property benefits from a double width block paved driveway, detached brick built garage and a generous sized fully enclosed south-facing garden to the rear. Council tax band: D EPC Rating: B. Holding deposit £357.00. Deposit £1788.00



Entrance Hallway

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

Ground Floor WC

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

Lounge

16' 0" x 10' 3" (4.87m x 3.12m)

Having laminate wood effect flooring, radiator and French doors overlooking the garden.

Dining/Family Room

12' 1" x 8' 10" (3.68m x 2.69m)

Having double aspect windows, laminate wood effect flooring and radiator.

Breakfast Kitchen

14' 8" x 12' 6" (4.47m x 3.81m)

Having a range of matching wall and base units, large central island unit with breakfast bar, larder unit, additional slide out larder, corner carousel unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in double eye level oven, ceramic hob with cooker hood over, integral full height fridge freezer, integral dishwasher, integral washing machine, concealed Ideal central heating boiler, double aspect windows, wood effect vinyl flooring, radiator, LED downlights and door leading to garden.

First Floor Landing

Having airing cupboard housing hot water cylinder, additional storage cupboard and access to loft.

Master Bedroom

14' 8" x 9' 3" min (4.47m x 2.82m)

Having double aspect windows and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and folding glass shower door, wall hung wash hand basin with tiled splash backs, low level WC with concealed cistern, wood effect vinyl flooring, heated towel rail, electric shaver point, LED downlights and extractor.

Bedroom 2

12' 10" x 8' 10" (3.91m x 2.69m)

Having double aspect windows and radiator.

Bedroom 3

10' 0" x 8' 7" (3.05m x 2.61m)

Having radiator.

Bedroom 4

10' 0" x 7' 2" (3.05m x 2.18m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment over, wall hung wash hand basin, low level WC with concealed cistern, wood effect vinyl flooring, heated towel rail, part tiled walls, LED downlights, electric shaver point and extractor.

Outside Front

To the front of the property is a lawned garden area with gravelled borders, double width block paved driveway leading to garage. Outside lighting, storm porch leading to front entrance door, secure gate at side leading to rear garden.

Garage

Being of brick built construction with up and over door, power and light.

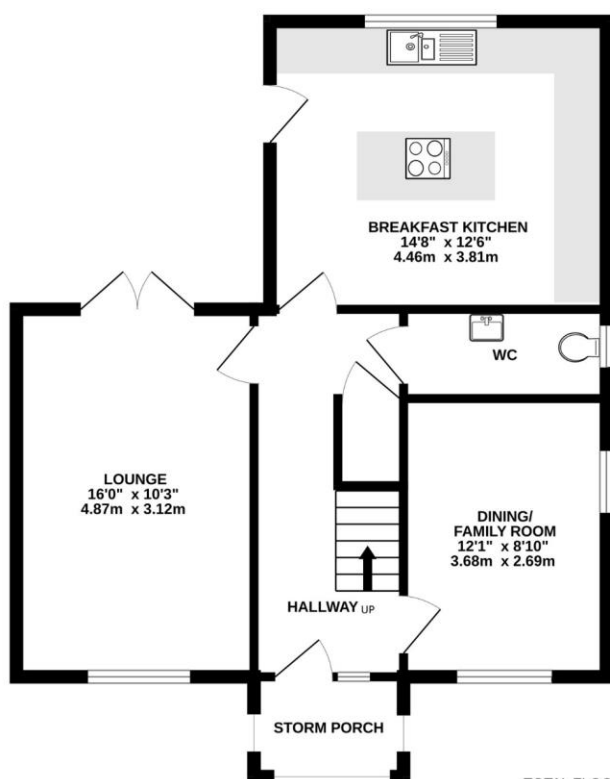
Outside Rear

To the rear of the property is a generous sized fully enclosed south-facing garden, being mainly laid to lawn with a variety of plants and shrubs, 2 paved patio areas, summer house, outside lighting and cold water tap.

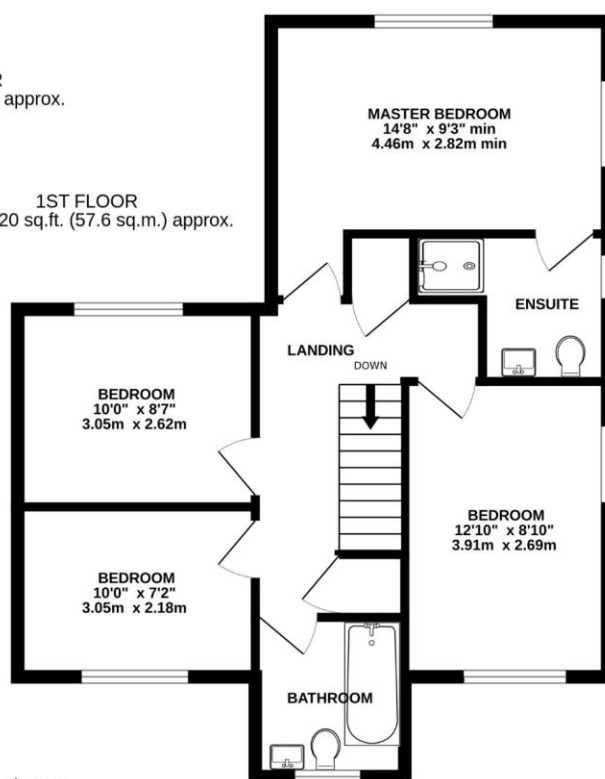
Agents Note

We have been informed by the seller. Service charges of approximately £270.52 per year for maintenance of all communal facilities. Please contact the office for more information.





1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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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.

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