



- Charming Period Home
- 3 Bedrooms & 2 Bathrooms
- Lounge & Family Room/Study
- Kitchen & Conservatory
- Home Office/Studio
- Beautifully Landscaped Gardens
- Car Port Parking With Electric Roller Door
- Heart Of The Village Location

Spring Gardens, Sleaford Road, Branston, LN4 1LL
Offers Over £460,000

Starkey & Brown is delighted to represent this exceptional period residence, a property of rare standing with origins traced to the Domesday Book and built with local stone and limestone. Meticulously restored and thoughtfully reimagined, this remarkable home combines period features with contemporary elegance, offering a refined yet inviting environment for modern family living.

Arranged over two well-proportioned floors, the interiors have been designed with a vibrant, characterful twist, creating spaces that are both uplifting and comfortable. The ground floor flows seamlessly from two generous reception rooms to a beautifully appointed kitchen, which opens into a light-filled conservatory - an inspired space that effortlessly merges the indoors with the landscaped gardens beyond. Further enhancing the home is a versatile home office-come-studio, utility room, welcoming entrance hall and two modern bathrooms.

The gardens are a true example of landscaping and cultivation, providing one of the most beautiful garden settings offered to the market. Manicured lawns, rich seasonal planting, wildflower meadows, and charming garden structures combine to create an oasis of tranquillity and colour. A generous paved seating area invites alfresco dining and summer gatherings, while the abundance of open green space offers a safe and enjoyable playground for children.

Completing this distinguished home is a private driveway with carport and electric roller shutter door, along with the practical luxuries of triple glazing, gas central heating, a water softener, and a dedicated utility space. Perfectly situated in the heart of Branston, the property is just moments from a range of well-regarded amenities, including a co-op foodstore, cosy cafes, traditional pubs, and the elegant Branston Hall Spa retreat. Residents enjoy access to local tennis courts, bowling greens, and scenic walking routes, as well as the leisure and swimming facilities at Branston Community Academy, which is also a highly regarded secondary school and Branston Junior Academy. Excellent transport links into the historic city of Lincoln take approximately 10 minutes, providing the ideal blend of rural charm and modern convenience.

Council tax band: D. Freehold.



Entrance Hall

Having a composite front door entry, stairs rising to the first floor, a radiator, and original wooden beams to ceiling. Access to the downstairs shower room and family room/study.

Shower Room

6' 5" x 6' 5" (1.95m x 1.95m)
Featuring a corner shower cubicle, vanity hand wash basin unit, water softener, low level WC, radiator, storage cupboard, extractor unit, and uPVC triple glazed obscured window to front aspect.

Kitchen

14' 0" x 11' 6" (4.26m x 3.50m)
Having a range of base and eye level units with counter worktops, tiled flooring, integrated appliances such as oven, microwave, fridge, dishwasher, sink and drainer unit. Opening into:

Conservatory

13' 10" x 12' 4" max (4.21m x 3.76m)
Being of uPVC construction with views over the rear garden and a French door leading onto the rear garden. Access to home office/studio. External access into the carport, power points, and uPVC cladding to the ceiling.

Utility Room

6' 5" x 4' 11" (1.95m x 1.50m)
Having a range of base-level units with space and plumbing for laundry appliances, a wall-mounted gas central heating boiler (fitted 9 years ago and annual service). The fridge is to remain with the sale of the property.

Family Room/Study

14' 1" x 12' 0" (4.29m x 3.65m)
Having a decorative fireplace, original beams to ceiling, a uPVC double glazed window with made to measure white faux-wood venetian blinds, and a radiator. Access into:

Lounge

17' 10" x 12' 0" (5.43m x 3.65m)
Having a feature stone fireplace with chimney currently with an electric living flame stove heater, providing future potential for an open fire or wood-burning stove and integrated window fly screen.

First Floor Landing

Master Bedroom

15' 3" x 14' 0" (4.64m x 4.26m)
Having 2 built-in wardrobes with sliding doors, uPVC triple glazed windows with made to measure white faux-wood venetian blinds, integrated window fly screen, radiator, loft access, and access into:

En-Suite Bathroom

14' 0" x 6' 0" (4.26m x 1.83m)
Having uPVC triple glazed windows, integrated fly screen, bath tub with tiled surround, a low-level WC, a pedestal hand wash basin unit, a heated towel rail, a storage cupboard, tiled flooring, and access into eaves storage.

Bedroom 2

15' 0" x 9' 0" (4.57m x 2.74m)
Having uPVC triple-glazed windows with made to measure white faux-wood venetian blinds, integrated window fly screen, a radiator and a built-in wardrobe.

Bedroom 3

12' 0" x 8' 0" (3.65m x 2.44m)
Having uPVC triple-glazed window with made to measure white faux-wood venetian blinds, integrated window fly screen, a built-in wardrobe, and a second storage cupboard. Access to a second loft space.

Home Office/Studio

14' 6" x 8' 7" (4.42m x 2.61m)
A uPVC double-glazed window, integrated window fly screen, double door entry to front, coved ceiling, and power points. Access to:

Storage Space

8' 9" x 6' 6" (2.66m x 1.98m)
Having uPVC double-glazed window to the rear aspect. Internal access via the home office/studio.

Outside Rear

Being south-west facing, with a selection of manicured areas with mature flowerbeds, established trees and shrubs, and a wild flower meadow. There are 3 wooden sheds (all with electric power and lighting) and one greenhouse. A patio seating area perfect for relaxing and entertaining with guests comes with a pizza oven and water feature. External water source.

Outside Front

Driveway parking for multiple vehicles, Access to a carport with an electric roller shutter door.





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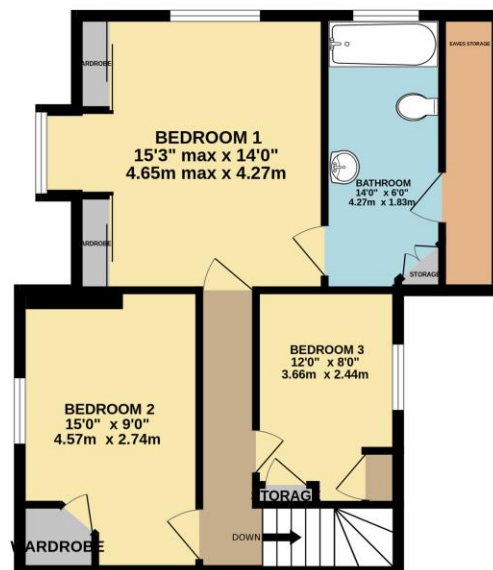
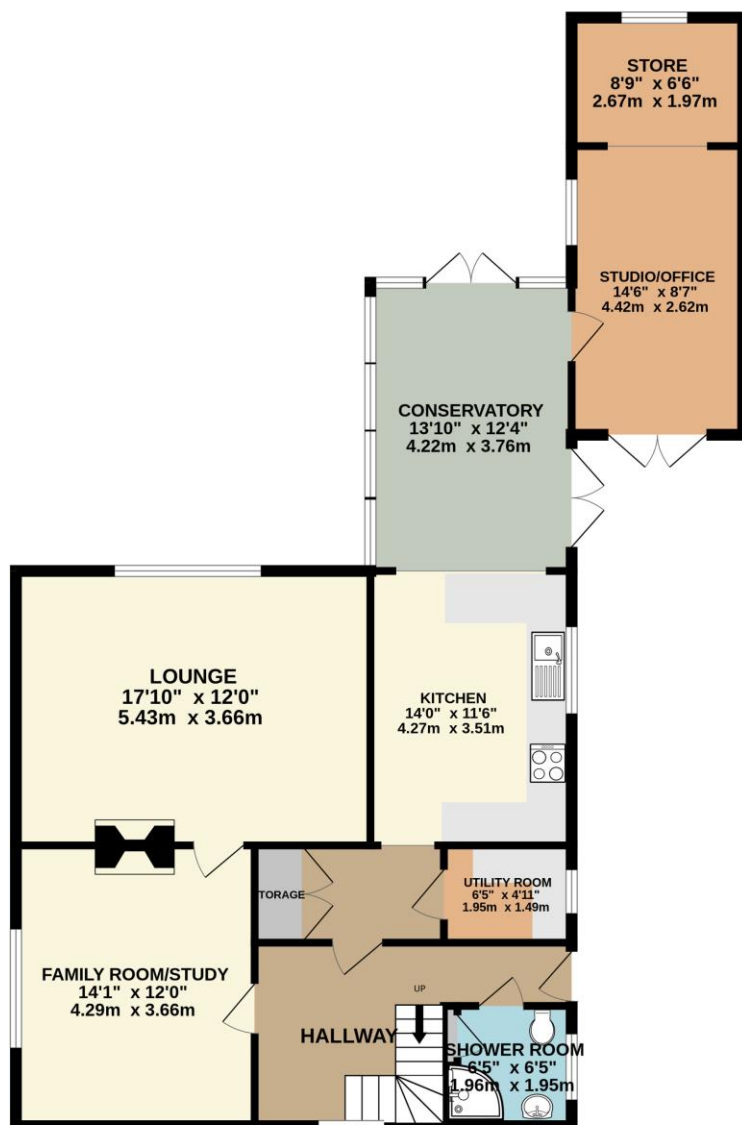
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GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 sq.m.) approx.

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