



- Extended Detached House
- 4 Bedrooms
- Family Friendly Layout
- Lounge, Dining Room & Utility Room
- 19'6" Kitchen
- Master En-Suite & Family Bathroom
- Lawned Rear Garden
- Superb Location In Branston Village

The Chalfonts, Branston, LN4 1UA
Offers In Excess Of £347,500





Starkey&Brown is delighted to represent this extended family home which boasts 4 bedrooms and living accommodation over 2 floors. The ground floor comprises a welcoming entrance hall with access to a lounge and a 19'6" kitchen. The lounge comes with a large window to the front aspect and a feature log-burner, opening into a dining room with a striking two-panelled bi-folding door. The modern kitchen features a range of integrated appliances and comes with a large cooking space and additional dining area. There is access to a utility room with space and plumbing for laundry appliances and a downstairs WC. Rising to the first floor are 4 bedrooms and a family bathroom. The master bedroom has been recently re-decorated and access to a stylish en-suite shower room with RAK ceramic suite. To the rear of the property there is an enclosed garden which is mainly laid to lawn, ideal for entertaining and relaxing. Further benefits of the property include gas central throughout, aluminium double-glazed windows, a single garage and driveway parking. The Chalfonts is located to nearby local amenities that Branstons has to offer, this includes Co-op food store, doctors surgery, Branstons secondary school and a well-regarded infant and junior schools as well as quick and easy access into Lincoln city centre by car or bus. For further details and viewing requests please contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having an insulated aluminium front door to the front aspect, double-glazed aluminium window, stairs rising to the first floor, and access to the kitchen and lounge.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Having an aluminium double-glazed window to the front aspect, a Lincoln log-burner fitted in 2022, and a radiator. Opening into:

Dining Room

10' 3" x 11' 1" (3.12m x 3.38m)

Coved ceiling, 2 bi-folding doors, a radiator, and opening into:

Kitchen

19' 6" max x 11' 1" (5.94m x 3.38m)

Having a range of base and eye-level units with integrated appliances such as a double oven, hob with extractor hood over, space and plumbing for additional appliances, a radiator, sink and drainer unit, double-glazed aluminium window to rear and side aspects. Access to:

Utility Room

6' 8" x 4' 5" (2.03m x 1.35m)

Space and plumbing for laundry appliances, double-glazed aluminium external door to the side aspect leading onto the rear garden. Access to:

Downstairs WC

Having a low-level WC, a pedestal hand wash basin unit, an aluminium window to the side aspect, and a radiator.

First Floor Landing

Loft access (partially boarded with ample insulation, a pull-down ladder, and lighting), airing cupboard housing a radiator and a shelving unit.

Master Bedroom

12' 3" x 12' 5" (3.73m x 3.78m)

Recently been re-decorated. Having double-glazed aluminium window to the front aspect, a radiator, and a coved ceiling. Access to:

En-Suite Shower Room

7' 4" max x 8' 7" max (2.23m x 2.61m)

Having a large walk-in shower with Bristan showerhead, a RAK ceramic suite with a low-level WC and a vanity hand wash basin unit, a fully tiled floor and walled arrangement, a chrome towel rail, and an aluminium obscured window to the front aspect, and an extractor unit.

Bedroom 2

10' 4" x 12' 5" (3.15m x 3.78m)

Having a double-glazed aluminium window to the rear aspect and a radiator.

Bedroom 3

14' 2" max x 8' 0" (4.31m x 2.44m)

Having an aluminium window to the front aspect and a radiator.

Bedroom 4

8' 1" max x 7' 11" max (2.46m x 2.41m)

Having a double-glazed aluminium window to the aspect and a radiator.

Family Bathroom

Having a 3 piece-suite comprising a panelled bath with a mains-fed showerhead, a low-level WC, a pedestal wash hand basin unit, an aluminium obscured window to the rear aspect, and tiled surround.

Rear Garden

Landscaped with a lawned and patio arrangement, enclosed and fenced perimeters, a timber-built garden shed, an external water source, and side access to the front of the property.

Outside Front

Having a gravelled driveway, access to electrics for potential EV car charging. Access to the garage.

Garage

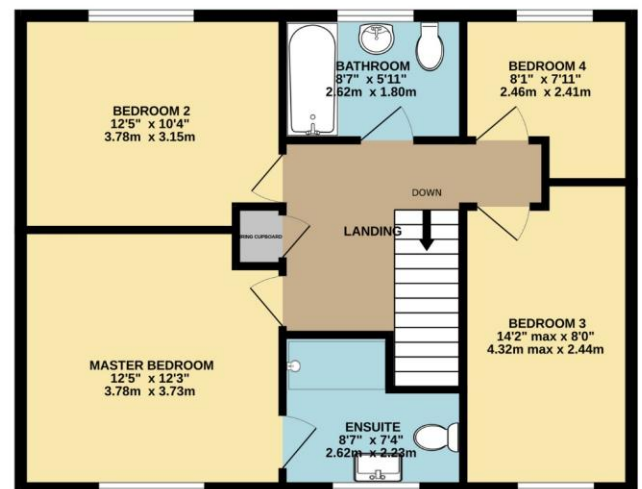
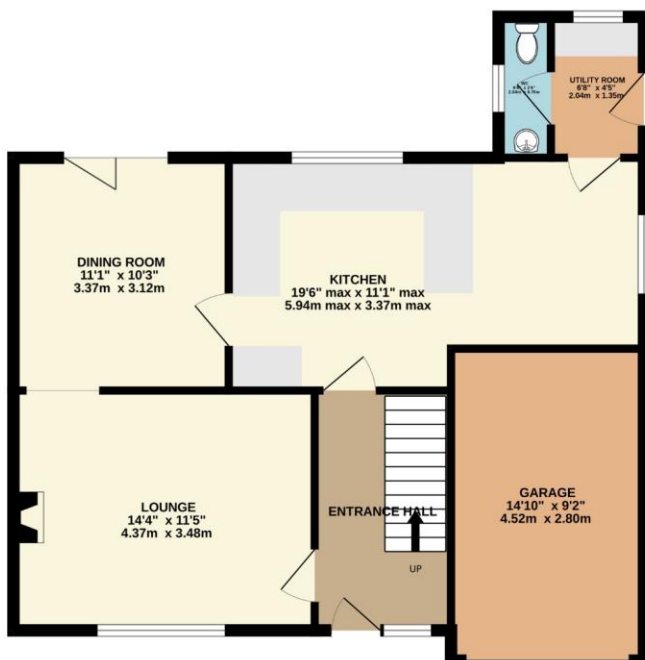
Having a wall-mounted gas central heating combi boiler (fitted 11 years ago with annual service). Up and over door, power and lighting.





GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 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.
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