



- Non-Standard Construction Bungalow
- Approx 0.5 Acre Plot (STS)
- Total Ground Floor Accommodation: 1,011 Sq Ft
- 15 Minute Drive To Lincoln City Centre

- Survey Available Upon Request
- Development Opportunity (Subject To Planning)
- No Onward Chain
- Guide Price £199,950

Delph Road, Branston Booths, LN4 1JF  
Guide Price £199,950



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This NON STANDARD detached two-bedroom bungalow, offered with NO ONWARD CHAIN, occupies a substantial plot of approximately 0.5 ACRES and provides a gross internal area of circa 1,011 sq ft. Originally constructed in 1952 with a timber frame and subsequently modified, the building is classified as non-standard construction, and a STRUCTURAL SURVEY IS AVAILABLE for inspection upon request. The internal accommodation requires comprehensive modernisation, noting specifically that there is currently no functional boiler on the premises. Utilities include a private waste pump system with a direct connection to the NEARBY wastage hub on Delph Road. The external grounds feature a variety of outbuildings and combined with the plot on offer there is significant potential for redevelopment, subject to the relevant planning consents from the local authority. Situated within a 15-minute drive of Lincoln City Centre, the property combines a large land holding with proximity to urban amenities and is suited to cash purchasers or specialist investors. Council tax band: B. Freehold.



Porch leading into:

Hallway

**Lounge Diner**

21' 4" x 16' 4" (6.50m x 4.97m)

**Kitchen**

16' 8" x 10' 8" (5.08m x 3.25m)

**WC**

4' 8" x 4' 4" (1.42m x 1.32m)

**Bedroom 1**

11' 0" x 10' 6" max (3.35m x 3.20m)

**Bedroom 2**

10' 6" x 10' 0" (3.20m x 3.05m)

**Bathroom**

7' 5" x 7' 0" (2.26m x 2.13m)

**Conservatory**

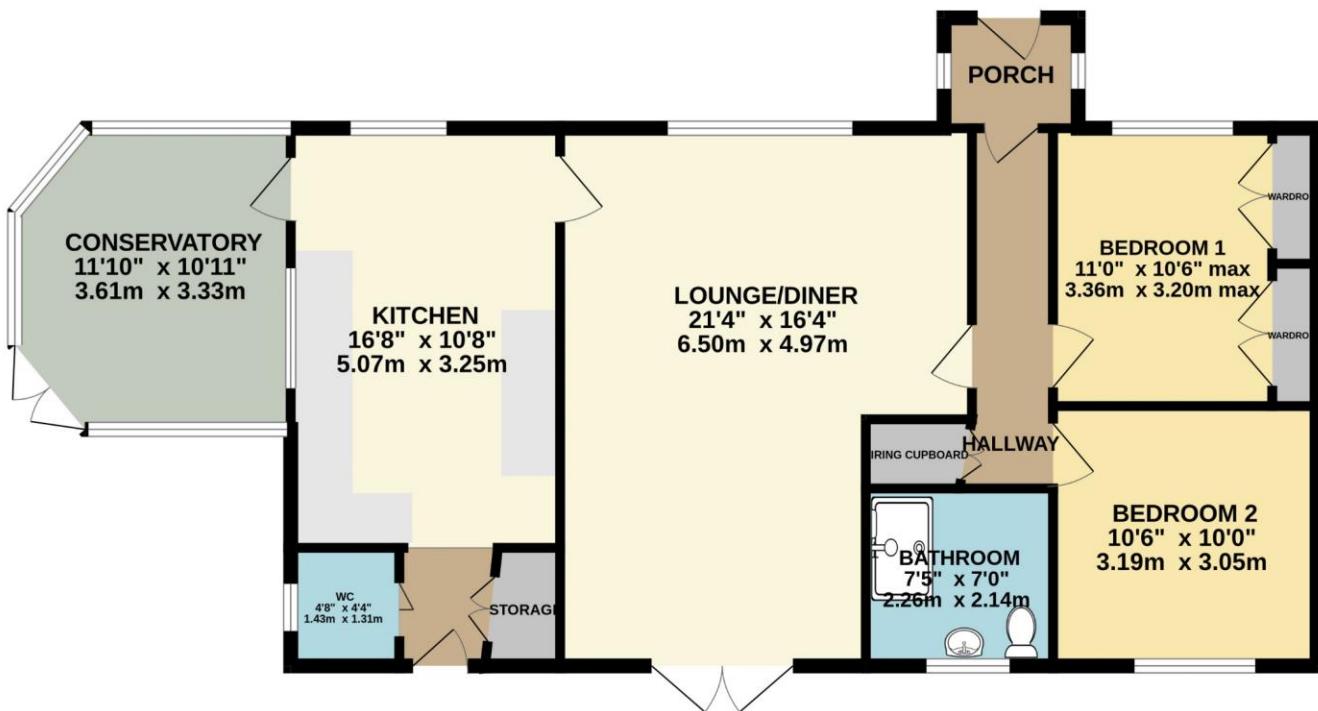
11' 10" x 10' 11" (3.60m x 3.32m)





## GROUND FLOOR

1011 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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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 vendor'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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