



Goldcrest Avenue, Branston Lincoln LN4 1FW



welcome to

Goldcrest Avenue, Branston Lincoln

Early viewing is essential for this well presented four bedroom detached home situated within the sought after village of Branston. Boasting generous bedrooms with en suite to the master, modern accommodation throughout, detached garage and driveway parking.



Entrance Hall

With laminate flooring and radiator.

Lounge

15' 10" x 12' 8" (4.83m x 3.86m)

With double glazed bay window to the front, laminate flooring and radiator.

Kitchen / Diner

26' max x 9' max (7.92m max x 2.74m max)

With double glazed window to the rear, double glazed door opening to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, breakfast bar, stainless steel sink and drainer, integral oven, gas hob with cooker hood fitted above, laminate flooring and radiator.

Utility Room

5' 8" x 5' 8" (1.73m x 1.73m)

With door to the side, stainless steel sink and drainer, space for washing machine and space for dryer.

Downstairs Wc

With double glazed obscured window to the front, wc, wash hand basin, built in storage, laminate flooring, part tiling and radiator.

First Floor Landing

With loft access point, cupboard housing hot water cylinder, carpet flooring and radiator.

Bedroom One

13' 8" x 9' 11" (4.17m x 3.02m)

With double glazed window to the front, carpet flooring and radiator.

En Suite

With double glazed obscured window to the front, shower, wc, wash hand basin, heated towel rail, laminate flooring, part tiling and extractor fan.

Bedroom Two

9' 9" x 9' 10" (2.97m x 3.00m)

With double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

13' 6" x 9' 6" (4.11m x 2.90m)

With double glazed window to the front, carpet flooring and radiator.

Bedroom Four

6' 5" x 9' 11" (1.96m x 3.02m)

With double glazed window to the rear, carpet flooring and radiator.

Bathroom

With double glazed obscured windows to the side and rear, shower, bath, wc, wash hand basin, extractor fan, heated towel rail and part tiling.

Outside

Property benefits from a driveway to the front providing off road parking for multiple vehicles, access to the detached garage and gated side access to the rear garden. The rear garden is fully enclosed with a patio area ideal for seating and an area of lawn.



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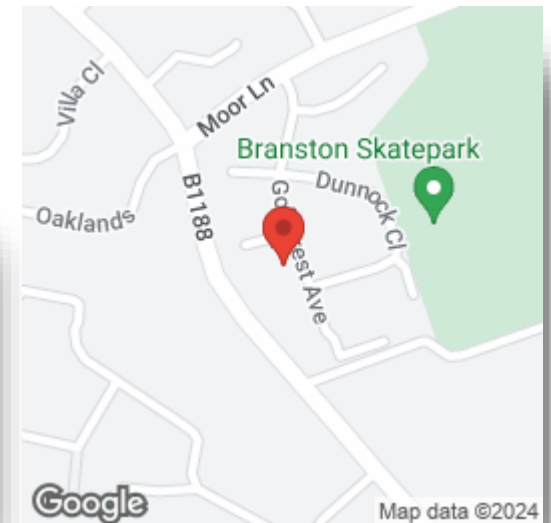
welcome to

Goldcrest Avenue, Branston Lincoln

- WELL PRESENTED DETACHED HOME
- FOUR GENEROUS BEDROOMS
- SPACIOUS KITCHEN / DINER
- UTILITY ROOM
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR120955 - 0002

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