



**Kirk Road, Branston Lincoln LN4 1FQ**

**welcome to**

**Kirk Road, Branston Lincoln**

Early viewing is essential for this beautifully presented and modern family home situated within the sought after village of Branston. Boasting spacious accommodation throughout, double bedrooms with en suite to the master, driveway parking, enclosed rear garden and detached garage.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

9' 10" x 15' 7" ( 3.00m x 4.75m )

**Kitchen / Diner**

15' 10" x 8' 9" ( 4.83m x 2.67m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom One**

10' 1" x 11' 6" ( 3.07m x 3.51m )

**En Suite**

**Bedroom Two**

10' 4" x 13' 9" ( 3.15m x 4.19m )

**Bedroom Three**

9' 7" x 10' 1" ( 2.92m x 3.07m )

**Bathroom**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Kirk Road, Branston Lincoln

- SPACIOUS & MODERN SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- FRONT & REAR GARDENS
- DRIVEWAY PARKING & DETACHED GARAGE

Tenure: Freehold EPC Rating: B

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR121278](http://williamhbrown.co.uk/Property/LCR121278)



Property Ref:  
LCR121278 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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