



**Magnolia Close, Branston Lincoln LN4 1PW**



**welcome to**

**Magnolia Close, Branston Lincoln**

Situated on a generous corner plot within the village of Branston is this spacious detached bungalow enjoying generous bedrooms with an en suite to the master, ample driveway parking, integral garage, front and rear gardens, and local access to a range of village amenities.





## Entrance Hall

## Lounge

18' 11" x 12' 7" ( 5.77m x 3.84m )

## Kitchen / Diner

10' 3" x 17' 4" ( 3.12m x 5.28m )

## Conservatory

15' 4" x 9' 2" ( 4.67m x 2.79m )

## Bedroom One

15' 10" x 12' 6" ( 4.83m x 3.81m )

## En Suite

## Bedroom Two

12' 11" x 7' 11" ( 3.94m x 2.41m )

## Bedroom Three

12' 6" x 8' 2" ( 3.81m x 2.49m )

## 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

## Magnolia Close, Branston Lincoln

- THREE BEDROOM DETACHED BUNGALOW
- EN SUITE TO MASTER BEDROOM
- WELL MAINTAINED FRONT AND REAR GARDENS
- AMPLE DRIVEWAY PARKING & GARAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121638 - 0008

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