



Beech Road, Branston, Lincoln, LN4 1UZ

welcome to
Beech Road, Branston, Lincoln

Early viewing is essential for this generous and well presented family home situated within the popular village of Branston, boasting spacious bedrooms, two en suites, family bathroom with sauna and jacuzzi bath, multiple reception rooms, integral double garage and generous gardens.



Entrance Hall

With obscured double glazed window and door, laminate flooring, stairs rising to first floor, inset ceiling lights and radiator.

Cloakroom Wc

With obscured double glazed window to the rear, under stairs storage, wc, wash hand basin with vanity under, inset ceiling lights, coving to the ceiling, radiator and extractor fan.

Lounge

20' 10" x 11' 6" (6.35m x 3.51m)

With double glazed bay window to the front, gas fireplace, two radiators, wall lights, laminate flooring, coving to the ceiling and internal door opening to Conservatory.

Kitchen / Dining Space

19' 2" x 15' 6" (5.84m x 4.72m)

With double glazed bifold doors opening to the rear garden, four skylights, a modern fitted kitchen in a range of wall and base units with quartz work surfaces, integral triple oven, integral microwave, underfloor heating, gas hob with cooker hood fitted above, integral dishwasher, integral fridge, stainless steel sink and drainer, coving to the ceiling, pantry, tiling to the floor, tiled splashback, wall lights, inset ceiling lights and double glazed window to the rear.

Study / Utility Room

8' x 11' 7" (2.44m x 3.53m)

With double glazed window to the rear, door accessing integral double garage, two skylights, fitted desk, a range of wall and base units, wall mounted gas central heating boiler, water softener, storage cupboard, underfloor heating, inset ceiling lights and tiling to the floor.

Conservatory

11' x 14' 3" (3.35m x 4.34m)

With double glazed double doors opening to the rear, double glazed window to the rear, vinyl flooring and radiator.

Reception / Bedroom Five

8' 9" x 14' 2" (2.67m x 4.32m)

With double glazed window to the front, carpet flooring, coving to the ceiling, inset ceiling lights, radiator and door to:-

En Suite Wet Room

With shower, wc, wash hand basin and heated towel rail.

First Floor Landing

With loft access point, carpet flooring, radiator and storage cupboard.

Master Bedroom

20' 11" max x 11' 7" max (6.38m max x 3.53m max)

With double glazed windows to the front and rear, dressing area, wall lights, fitted wardrobes, carpet flooring, radiator and coving to the ceiling.

En Suite

With obscured double glazed window to the front, shower, wc, wash hand basin, heated towel rail, tiling to the walls and floor, heated towel rail and inset ceiling lights.

Bedroom Two

16' 9" x 10' 4" (5.11m x 3.15m)

With two double glazed windows to the front, fitted wardrobes, coving to the ceiling, wall lights, carpet flooring and radiator.

Bedroom Three

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

With two double glazed windows to the rear, inset ceiling lights, coving to the ceiling, carpet flooring and radiator.

Bedroom Four

9' 8" x 7' 11" (2.95m x 2.41m)

With double glazed window to the front, coving to the ceiling and laminate flooring.

Bathroom

With two obscured double glazed windows to the rear, jacuzzi bath, sauna, shower, wc, wash hand basin, tiling to the walls and floor, heated towel rail and underfloor heating.

Integral Double Garage

17' 10" x 16' 4" (5.44m x 4.98m)

With electric door and internal door accessing study.

Outside

Property benefits from a generous driveway to the front providing ample off road parking, gated side access to the rear garden and access to the integral double garage. Alongside the driveway is a hedge fronted area of lawn. To the rear is a spacious and fully enclosed garden which is mainly laid to lawn and bordered by hedges and shrubs with two patio areas ideal for seating and a timber shed.



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welcome to

Beech Road, Branston Lincoln

- SPACIOUS FIVE BEDROOM FAMILY HOME
- TWO EN SUITES, FAMILY BATHROOM & CLOAKROOM WC
- UNDERFLOOR HEATING
- GENEROUS FRONT & REAR GARDENS
- AMPLE DRIVEWAY PARKING & INTEGRAL GARAGE

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR122315 - 0003

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