



**Lincoln Road, Branston, Lincoln, LN4 1NS**

**welcome to**  
**Lincoln Road, Branston, Lincoln**

This two bedroom semi-detached bungalow briefly comprises: entrance hall, lounge, kitchen, two bedrooms, a wet room and loft space. Being a particular feature of this property is the generous gardens, with a spacious driveway providing off road parking for multiple vehicles.



## **Entrance Hall**

With laminate flooring, loft access point, built in storage and radiator.

## **Lounge**

13' 8" x 12' 11" ( 4.17m x 3.94m )

With double glazed patio doors opening to the rear garden, gas fireplace, laminate flooring and radiator.

## **Kitchen**

7' 11" x 9' 10" ( 2.41m x 3.00m )

Fitted in a range of wall and base units with work surfaces, freestanding gas cooker, sink and drainer, washing machine, space for fridge freezer, double glazed windows to the front and side, double glazed door to the side, part tiling to the walls, vinyl flooring and radiator.

## **Bedroom One**

12' 11" x 11' 2" ( 3.94m x 3.40m )

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

## **Bedroom Two**

7' 11" x 9' 11" ( 2.41m x 3.02m )

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

## **Wet Room**

With obscured double glazed window to the front, wc, wash hand basin, part tiling to the walls and extractor fan.

## **Loft Space**

12' 2" x 14' 6" ( 3.71m x 4.42m )

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



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welcome to

## Lincoln Road, Branston Lincoln

- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- GENEROUS FRONT & REAR GARDENS
- AMPLE DRIVEWAY PARKING
- POPULAR VILLAGE LOCATION

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

# £170,000



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Property Ref:  
LCR123225 - 0004

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