



**Fairleas, Branston, Lincoln, LN4 1NW**



**welcome to**  
**Fairleas, Branston, Lincoln**

Early viewing is essential for this three bedroom home located within the sought after village of Branston. Boasting no onward chain, ample off road parking, garage en bloc, enclosed rear garden and local access to a range of amenities.



### Entrance Hall

With radiator, carpet flooring, understairs storage and fusebox.

### Lounge / Diner

24' 5" x 11' 10" ( 7.44m x 3.61m )

With double glazed windows to the front and rear, electric fireplace, carpet flooring and two radiators.

### Kitchen

9' 10" x 10' 3" ( 3.00m x 3.12m )

With double glazed window and door to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, wall mounted boiler, space for fridge freezer, stainless steel sink and drainer, space for washing machine, vinyl flooring and radiator.

### First Floor Landing

With carpet flooring, loft access point and airing cupboard.

### Bedroom One

10' 11" x 11' 9" ( 3.33m x 3.58m )

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

### Bedroom Two

10' 11" x 12' 4" ( 3.33m x 3.76m )

With double glazed window to the rear and carpet flooring.

### Bedroom Three

8' 6" x 6' 11" ( 2.59m x 2.11m )

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

### Shower Room

With obscured double glazed window to the rear, shower, wc, wash hand basin, tiling to the walls and vinyl flooring.

### Outside

Property benefits from a block paved driveway to the front providing off road parking for up to four cars and access to the front door. To the rear is a particularly spacious enclosed garden with a patio area ideal for seating, an area of lawn and pathway leading up to rear gated pedestrian access to the garage en bloc.



***view this property online*** [williamhbrown.co.uk/Property/LCR123265](http://williamhbrown.co.uk/Property/LCR123265)



**welcome to**

## **Fairleas, Branston Lincoln**

- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT
- THREE WELL-PROPORTIONED BEDROOMS
- FITTED KITCHEN WITH SPACE FOR APPLIANCES
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR123265](http://williamhbrown.co.uk/Property/LCR123265)



Property Ref:

LCR123265 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**