



**Brant Road, Lincoln**

**Asking Price £425,000**



**MARTIN & CO**

# Brant Road, Lincoln

House - Detached

3 Bedrooms, 3 Bathroom

Asking Price £125,000

- Four Double Bedrooms
- Master Bedroom With Ensuite
- Second Bedroom with Ensuite
- Two Large Bay Front Reception Rooms
- Attractive Gardens To Front And Rear
- Detached Double Garage With Electric and Light
- Driveway Parking For Multiple Vehicles
- FREEHOLD // EPC= C // COUNCIL TAX = E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	81
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## Description

An immaculate detached dormer bungalow, offering three/four spacious bedrooms, multiple reception rooms and bathroom facilities. Comprising internally of an entrance hall, spacious Living room, dining room, reception room, ground floor master bedroom with ensuite, kitchen, utility, wc, boiler room; With a further spacious first floor bedrooms and an ensuite. Externally offering a spacious frontage for driveway parking, a double garage and an enclosed rear west facing rear garden. This property is an absolute must view to be fully appreciated.

Brant Road is situated close to local amenities to include shops, schooling, doctors surgery and transport links including a regular bus service.

EPC Rating - C  
Council Tax Band - E  
Tenure - Freehold

## Entrance Hall 23'1" x 9'7"

Pvc double glazed entrance door, with external lighting, and two windows either side to the front aspect, carpet flooring, two light fittings, a radiator, an understairs cupboard, with stairs to the first floor. Alarm controls to the wall.

## Dining Room 15'4" x 13'1"

Pvc double glazed large bay window to the front, and a window to the side aspect, carpet flooring, a light fitting and a radiator.



**Boiler Room**  
9'8" x 2'10"

Ideal combi boiler and consumer unit housed, and security alarm, with carpet flooring, a light fitting and fixed coat hooks to the wall.

**WC**

9'9" x 3'9"

Low level wc with a pedestal sink, and a radiator. Pvc double glazed window to the side aspect, laminate flooring and a light fitting.

**Utility Room**

9'8" x 6'1"

Base unit with a composite sink drainer and mixer tap, space and plumbing for a washing machine and other appliances. A pvc double glazed exit door to the side aspect, laminate flooring, a light fitting, and a radiator.

**Kitchen**

14'3" x 14'2"

Base unit with a composite sink drainer and mixer tap, space and plumbing for a washing machine and other appliances. A pvc double glazed exit door to the side aspect, laminate flooring, a light fitting, and a radiator.

**Living Room**

19'2" x 14'1"

Pvc double glazed French patio doors, with floor length side windows to the rear aspect, laminate flooring, two light fittings, two radiators and a gas fire with harth and surround.

**Master Bedroom**

14'4" x 14'4"

Pvc double glazed window to the rear aspect, carpet flooring, a light fitting, a radiator and built in wardrobes.

**Ensuite**

9'6" x 9'0"

Low level wc, a vanity sink and storage cabinet, a further eye level cabinet and fixed mirror; a shower cubicle with an electric shower, and an extractor. Pvc double glazed window to the side aspect, Laminate flooring, a light fitting, and a radiator.

**Family Bathroom**

9'6" x 9'0"

Four piece suite, including a low level wc, a standard bath with a separate shower cubicle with an electric shower, and a vanity sink and cupboard.

**Reception Room**

13'10" x 13'3"

Pvc double glazed large bay window to the front and a side window, carpet flooring, a light fitting and a radiator.

**Stairs/Landing**

16'9" x 13'1"

Three velux windows, Carpet flooring, a light fitting, a radiator, loft access and storage to the eves.

**Bedroom**

16'7" x 12'3"

Two velux windows, carpet flooring, a light fitting, and a radiator, and a storage cupboard.

**Ensuite**

10'11" x 3'2"

Low level wc, a pedestal sink and a mains fed shower cubicle. Fully tiled floor and walls, a light fitting, spot extractor fan and a heated towel rail.

**Bedroom**

16'7" x 13'8"

Two velux windows, carpet flooring, a light fitting, radiator and storage a cupboard.

**Detached Double Garage**

19'1" x 18'8"

Two electric doors, a wooden side access door, with electric sockets, light, solar panel mains and overhead storage.

**Outside Space**

The front boasts of an expansive gravel drive suitable for parking multiple vehicles, with a small lawn area, a paved entrance pathway, and the detached double garage. The west facing enclosed garden is mostly laid to lawn, With multiple blocked paved areas, water supply and external light, shed included in the sale. The front of the property is accessible via the left side passage with a gate.

**Solar Panels**

Solar Panels are owned and included in sale, further information available upon request.

**Fixture & Fittings**

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

240.89 m<sup>2</sup>  
2592.92 ft<sup>2</sup>

Reduced headroom

1.72 m<sup>2</sup>  
18.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

