



**Goldcrest Avenue, Branston,
Lincoln**

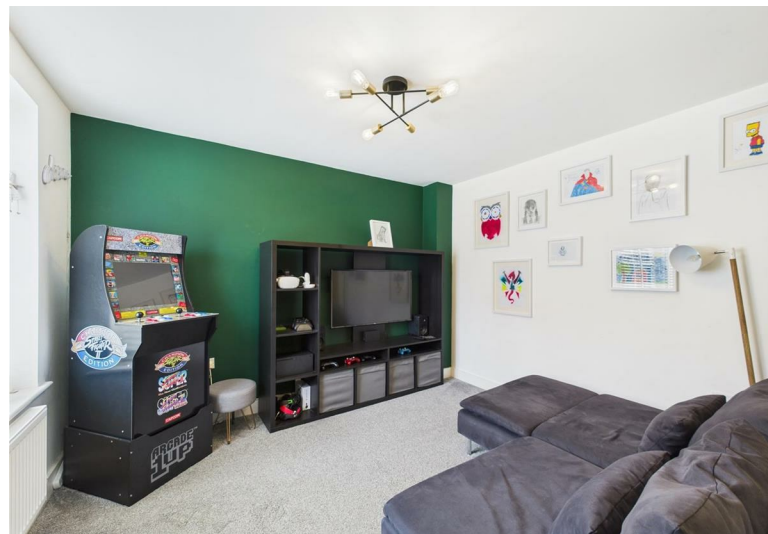
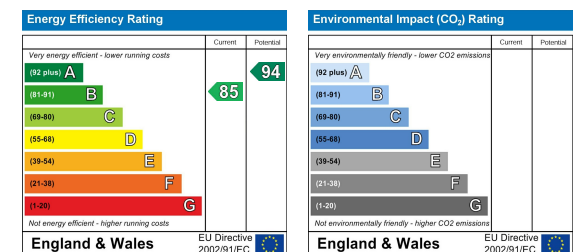
Goldcrest Avenue, Branston,
Lincoln

House - Detached

4 Bedrooms, 3 Bathrooms

Asking Price £375,000

- Executive Detached Home
- Desirable Village Location
- Two Reception Rooms plus Study
- Utility with Cloakroom
- Breakfast Kitchen
- Four Double Bedrooms
- Two Ensuites
- Driveway Parking and Single Garage
- Tenure - Freehold / Service Charge - £215.90PA
- EPC Rating - B / Council Tax Band - E



Executive four bedroom detached family home, nestled within the highly desirable village of Branston. This larger than average property, built in 2018, comprises internally of two reception rooms, study, utility with cloakroom and a breakfast kitchen, four bedrooms, two ensuites and a bathroom. Externally offering driveway parking for multiple vehicles, single garage, front and rear gardens. In the agents opinion, this property makes for an absolute must view to be fully appreciated.

Branston village is located to the south of Lincoln city offering schooling, local amenities and transport links into the city.

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Tenure - Freehold
Service Charge - £215.90PA

Entrance Hall

Composite front door with wood effect laminate flooring, light fittings, radiator and Honeywell boiler control. Stairs rising to the first floor.

Study

9'4" x 6'3"

PVC window to the front, wood effect laminate flooring, radiator and a light fitting. Storage cupboard housing the mains consumer unit.

Dining Room

10'8" x 9'7"

Currently used as a play room. PVC window to the front, carpet flooring, radiator and a light fitting.



Utility Room

6'0" x 5'6"

Base level units with laminated work surface and matching upstand, inset stainless steel sink and drainer, space and plumbing for a washing machine and separate tumble dryer. Vinyl flooring, radiator, light fitting and extractor.

Cloakroom

5'7" x 3'1"

Concealed cistern WC with wall mounted wash basin, vinyl flooring, heated towel rail, PVC side window, light fitting and extractor.

Living Room

15'8" x 13'5"

PVC French doors with side panels to the rear aspect, wood effect laminate flooring, light fitting, radiator and a media wall housing the electric feature fire.

Breakfast Kitchen

14'3" x 12'7"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted to include a double oven, five ring gas hob with extractor over, integrated fridge freezer and dishwasher. PVC French doors to the rear, anthracite vertical radiator, Ideal central heating boiler housed, wood effect laminate flooring, PVC side window, under unit feature lighting, spot lit ceiling and extractor.

Stairs / Landing

Carpet flooring, light fittings, radiator, access to the loft and an airing cupboard housing the hot water cylinder.

Bedroom

12'9" x 10'7"

PVC window to the rear, carpet flooring, radiator, light fitting, Honeywell boiler controls and fitted sliding wardrobes.

Ensuite

9'8" x 5'9" (max measurements).

Concealed cistern WC with wall mounted wash basin and a single cubicle with mains thermostatic rainfall shower and separate body sprayer. Vinyl flooring, PVC rear window, heated towel rail, spot lit ceiling and extractor.

Bedroom

11'6" x 9'9"

PVC window to the front, carpet flooring, radiator and a light fitting.

Bedroom

9'10" x 9'5"

PVC window to the front, carpet flooring, radiator and a light fitting.

Ensuite 'Jack and Jill'

7'9" x 6'5" (max measurements).

Concealed cistern WC with wall mounted wash basin and a single cubicle with electric shower. Vinyl flooring, PVC front window, heated towel rail, spot lit ceiling and extractor.

Bedroom

9'9" x 9'7"

PVC window to the rear, carpet flooring, radiator and a light fitting.

Bathroom

7'0" x 6'3"

Concealed cistern WC with wall mounted wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, heated towel rail, spot lit ceiling and extractor.

Garage

19'3" x 8'10"

Up and over door to the front, separately fused for light and power.

Outside

The front of the property offers a rain canopy over the front door, lighting, block paved pathway with laid lawn and a further block paved driveway suitable for multiple vehicles to park off road.

To the rear is a fully enclosed, landscaped garden being mainly laid to lawn with an extended sandstone patio, raised decking and a separate patio area beneath the pergola. Outside power supply to the rear, side gated access to the driveway which benefits from a water supply and EV charging point.

Fixtures & 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.

Service Charge

Service Charge - £215.90 per annum, payable annually in August.

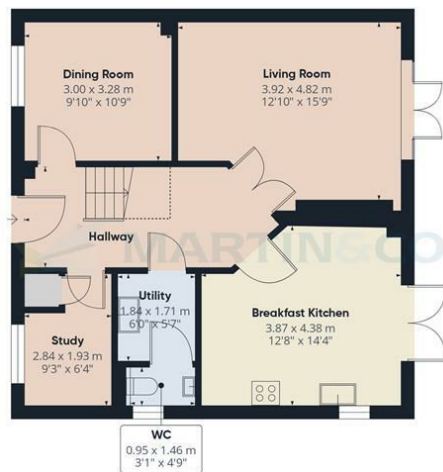
The Spires Residents Management Company Ltd

This covers the maintenance and upkeep of the public open spaces.

Reviewed annually by the directors.

This information has been provided by the vendor and 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^m

140.5 m²
1512 ft²

Reduced headroom

1.4 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

