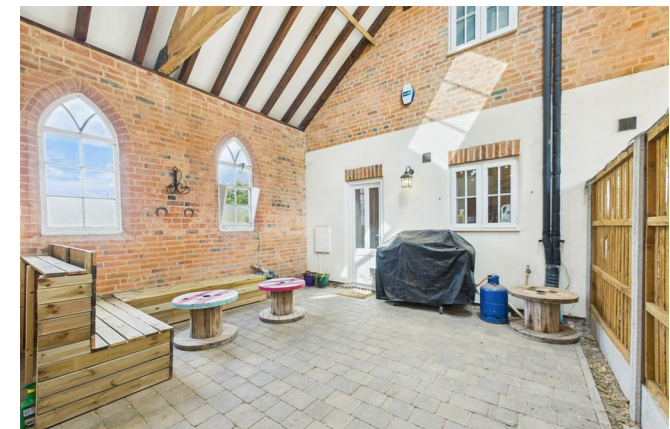




Mill Lane, Brant Broughton, Lincoln

Asking Price £330,000

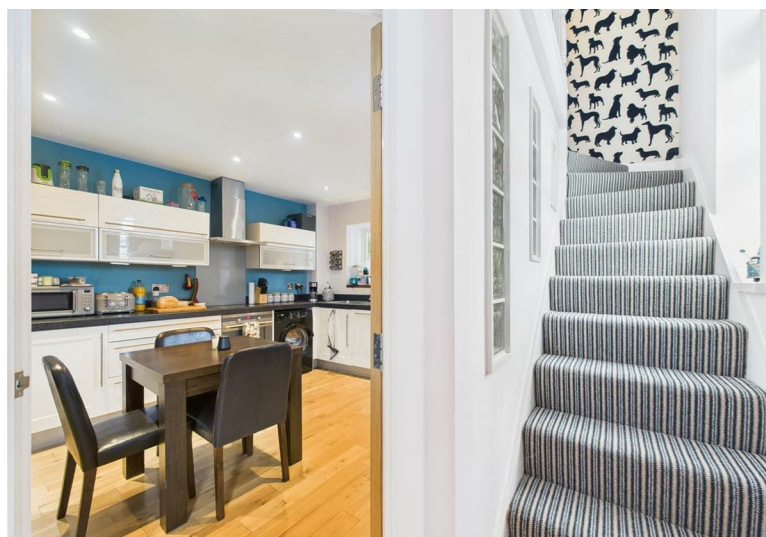
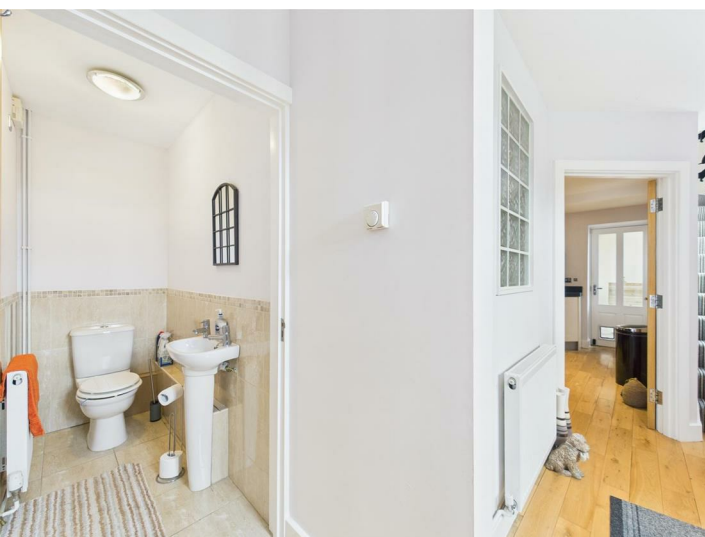


Mill Lane, Brant Broughton,
Lincoln

House - Semi-Detached
3 Bedrooms, 2 Bathrooms

Asking Price £330,000

- Converted Former School House
- Many Original Features
- Sought After Village Location
- Three Double Bedrooms
- Fitted Kitchen
- Covered Courtyard
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - C



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

Rare opportunity to purchase this three bedroom, three storey home including a partially covered courtyard garden within the former school house in the popular village of Brant Broughton. Boasting many of its original features, this converted semi-detached offering blends the original character and charm with an updated modern feel. Sold with no onward chain.

Reputedly dated circa 1811, this property internally comprises of an entrance hallway with the original front door, cloakroom, living room and kitchen diner to the ground floor with two double bedrooms and a family bathroom to the first floor and the primary double bedroom to the second floor offers an ensuite

with a walk-in wardrobe and additional storage to the eaves. Externally offering a covered courtyard with access to the single garage and off road parking for one vehicle in front. The garage houses the Aritem wood fired pellet boiler, delivering both heating and hot water, which was installed in 2014. The windows are all double glazed in wooden frames. The carpets and underlay are made from a mix of recycled plastic bottles and wool, with approximately 30,000 bottles re-used.

The village of Brant Broughton is positioned approximately 12 miles from Lincoln, and 8 miles from Newark with easy access to the A17. The village boasts a popular public house, well regarded



primary school, village shop and church.

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

Entrance Hall

Large original, decorative double entrance door leading onto wood flooring which flows through into the kitchen, spot lit ceiling, radiator, Honeywell thermostatic control and stairs rising to the first floor.

Cloakroom

6'6" x 3'1"

Low level WC, pedestal wash basin, tiled flooring, radiator, light and extractor.

Living Room

14'4" x 11'11"

Dual aspect room with double glazed windows to the front and side aspects, carpet flooring, radiator and pendant fittings.

Kitchen Diner

17'1" x 11'7" (max measurements).

Base and eye level high gloss units with laminated work surfaces and matching upstand with an inset stainless steel sink and drainer. Fitted oven with hob and extractor over, integrated dishwasher, space for an American style fridge freezer plus further space and plumbing for a washing machine. Wood flooring, spot lit ceiling, radiator, double glazed window and door to the courtyard. Under stairs cupboard with lighting houses the mains consumer unit.

Covered Courtyard

17'2" x 15'10"

Enclosed space with windows to the front, Velux roof windows within the exposed framework, lighting and a water supply. Access to the garage.

Stairs / Landing

Decorative double glazed window to the side aspect, carpet flooring, pendant fittings, radiator and stairs rising to the second floor.

Bathroom

8'0" x 5'9"

Three piece suite comprising of a low level WC, pedestal wash basin and a P shaped bath with with mains thermostatic shower over. Fully tiled room with a double glazed window to the rear, heated towel rail, spot lit ceiling and extractor.

Bedroom

14'9" x 8'3"

Decorative front double glazed window, pendant fitting, carpet flooring and a radiator.

Bedroom

14'5" x 14'3" (max measurements).

Decorative front and smaller side double glazed windows, pendant fittings, carpet flooring and a radiator.

Stairs / Landing

Carpet flooring, exposed beams and a spot lit ceiling.

Bedroom

19'4" x 10'11"

Velux windows to the side, carpet flooring, exposed beams, spot lit ceiling, radiator and access to the loft. Further storage is available to the eaves. Inbuilt cupboard houses the hot water cylinder with digital controls, shelved for airing and a light fitting.

Walk-in Wardrobe

8'6" x 5'10"

Carpet flooring, lighting and a radiator. Further eaves storage is accessible, running behind the ensuite.

Ensuite

8'6" x 8'2"

Low level WC, twin wash basins with vanity units below and a curved cubicle housing the mains thermostatic shower. Tiled flooring, heated towel rail, light fittings and extractor.

Garage

13'8" x 8'4"

Up and over door to the front with side personnel door to the courtyard, light and power. Houses the biomass boiler and pellet bin.

Outside

To the rear of the property is an allocated parking bay for one vehicle to park off road in front of the garage.

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.



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

164.1 m²

1767 ft²

Reduced headroom

9.7 m²

105 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.

