



**Clematis Close, Branston, Lincoln**

**Asking Price £240,000**

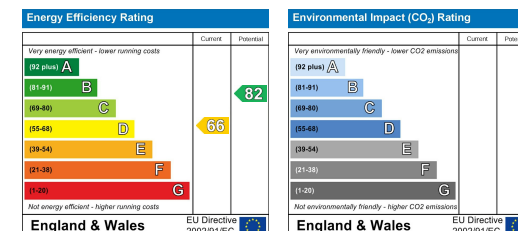


Clematis Close, Branston,  
Lincoln

Bungalow - Detached  
3 Bedrooms, 1 Bathroom

Asking Price £240,000

- Detached Bungalow
- No Onward Chain
- Cul-de-sac location
- Viewing highly recommended
- Spacious reception room
- Garage and Driveway
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - C



Branston is a popular village close to Lincoln and the bypass. It has a range of amenities including a shop, cafes, a pub, and a frequent bus route into Lincoln city centre. Branston has 2 GP surgeries, one 5 minutes' walk from house.

Infant, junior, and secondary schools all local to the property. Infant school rated Outstanding, approximately 5 minutes' walk from the property. Viewings Recommended. Sold with no onward chain.

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

Mobile (based on calls indoors) O2 /EE / Vodafone  
Broadband (estimated speeds) Standard 4 mbps,  
Superfast 38 mbps, Ultrafast 1000 mbps  
Satellite & Cable TV Availability BT / Sky / Virgin

Porch  
4'1" x 7'4"

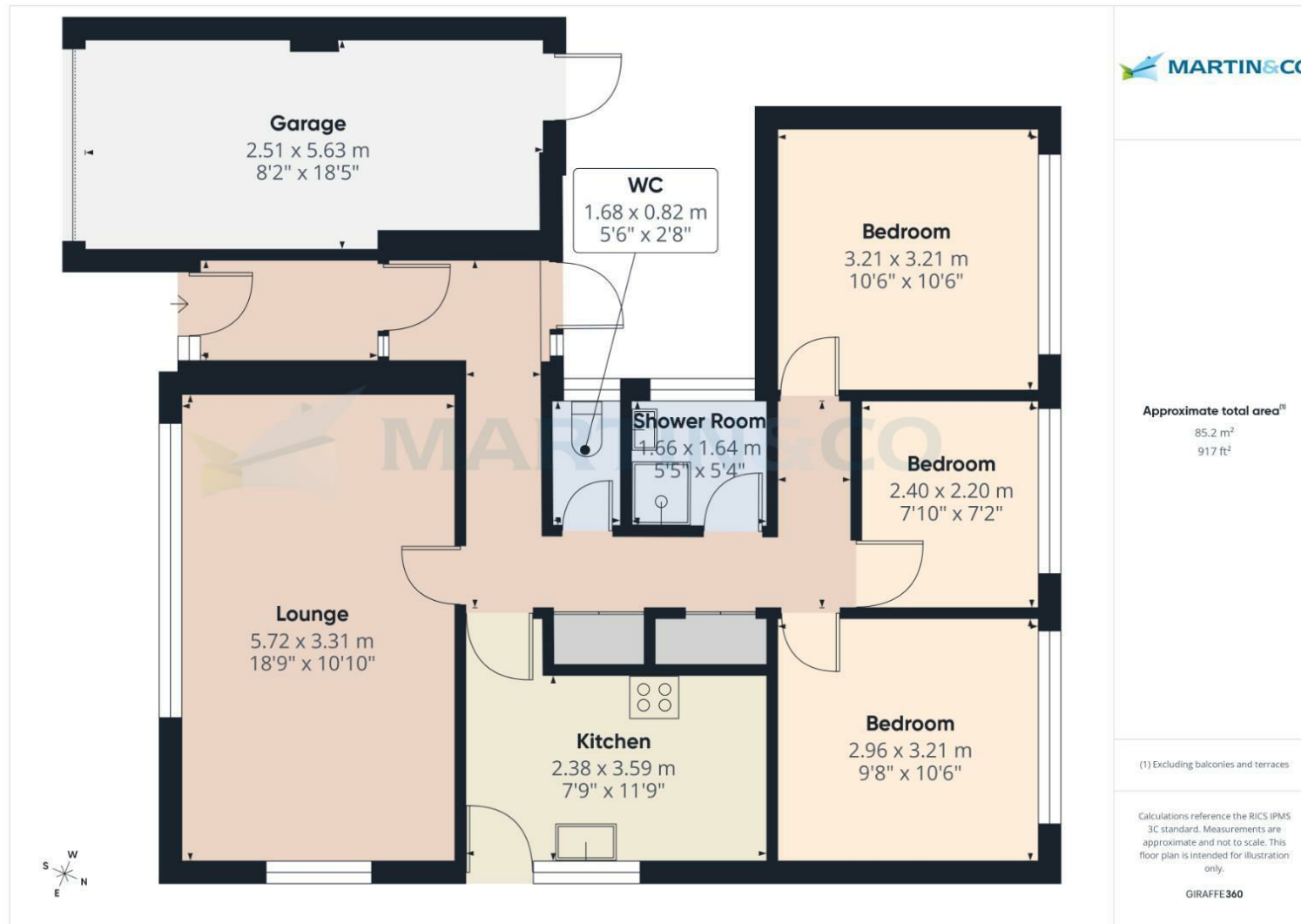
PVC front door, light fitting, carpet flooring.

Entrance Hall  
13'6" x 2'11"

Wooden door, carpet flooring, pendant fitting, radiator and thermostatic control. Dual storage cupboards and PVC door to rear.



<p>Lounge 18'9" x 10'11" PVC front and side windows, carpet flooring, two light fittings and a radiator.</p>	<p>Bedroom 9'8" x 10'5" PVC rear window, carpet flooring, pendant fitting and radiators.</p>
<p>Kitchen 7'8" x 11'9" Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel double sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine, tumble dryer and further space for an undercounter fridge. PVC side window, vinyl flooring, light fitting and a wall mounted Worcester system gas boiler with dial controls and PVC door to side.</p>	<p>Outside space The front offers a low maintenance garden with a driveway for off road parking and borders laid to shrubs. To the rear is an enclosed garden mainly lawn and housing the shed which is included within the sale. Gated access leads to the front, and water supply.</p> <p>Garage 8'3" x 18'2" Up and Over doors front, PVC rear personnel door. Housing light and power, fused consumer unit.</p>
<p>Toilet 5'5" x 2'8" Low level WC, PVC side window, vinyl flooring, part tiled walls and light fitting.</p>	<p>Fixtures &amp; 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.</p>
<p>Shower Room 5'4" x 5'4" Wash basin with vanity cabinet and shower cubical with bi fold doors and Mira shower, Vinyl flooring, radiator, ceiling light and shaver socket.</p>	
<p>Bedroom 10'6" x 10'6" PVC rear window, carpet flooring, pendant fitting and a radiator.</p>	
<p>Bedroom 7'10" x 7'2" PVC rear window, carpet flooring, pendant fitting and a radiator.</p>	



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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.