



37 Silver Street  
Branston, Lincoln. LN4 1LR



## 37 Silver Street, Branston, Lincoln



This beautiful stone-built family home offers flexible living accommodation with four double bedrooms (including master en suite) in the heart of the village of Branston, within five miles of the county city of Lincoln with its full range of services and amenities, plus train links to the East coast main line.

A unique layout, thought to have once been two properties and now with central recessed approach; living room, dining room and garden room to one side and excellent kitchen plus utility, cloakroom; side passageway and garage to the other. With exposed stone features throughout, this spacious family home combines a cosy ambience with generously proportioned, well appointed accommodation.

There is a beautiful rear garden with paved patio space, further seating space, lawned garden, a range of mature eflower beds and trees; two ponds, garden stores and barbecue area.

### ACCOMMODATION

Entered to the front, via covered approach with stone path to wood door with obscure single glazed window and matching side panels to:

**Entrance Hallway** having wood obscure single glazed window with coloured glass to side aspect, carpeted area and ceiling light. Open to:

**Central Hallway** with carpeted staircase to first floor, feature stone wall to under stairs space, Bausen solid oak flooring, radiator and ceiling light. Open doorway to living room, windowed door to dining room.





**Living Room** having uPVC double glazed windows to front aspect; including inset to stone arch with stone mullion, exposed stone fireplace with arched surround. tiled hearth and Hunter Herald multi fuel burner inset. Bausen solid oak flooring, radiator, TV point, ceiling light and power points.

**Dining Room** having uPVC double glazed window to rear aspect; arched fireplace with exposed stone surround and tiled hearth with Jotul multi fuel burner inset, Bausen solid oak flooring, radiator, ceiling light and power points. uPVC double glazed patio door to:

**Garden Room** with uPVC double glazed windows to sides and rear, French doors to side aspect; uPVC double glazed sloped ceiling with gable end window, feature stone wall with Parkray log burning stove to corner, tiled floor, TV point, radiator and power points.

**Kitchen** having uPVC double glazed windows to rear aspect; an excellent range of contemporary kitchens units to base and wall levels, plus central island, 1 ½ bowl sink and drainer inset to roll edge worktop, space and connections for American style fridge-freezer, plumbing for dishwasher, Neff microwave, Tecnik stove beneath extractor canopy. Bausen solid oak flooring, radiator, exposed stone column to wall, ceiling spotlights and power points. uPVC double glazed patio door to side aspect and open doorway to:

**Utility** with a range of storage units to base and wall levels, space and connections for laundry white goods, Bausen solid oak flooring, ceiling light and power points. Door to:

**Cloakroom** comprising; wash hand basin inset to storage unit, low level WC, Bausen solid oak flooring, wall mounted heated towel rail and ceiling light.

**Rear Lobby** with tiled floor, open doorway to rear patio and wood single glazed door to:

**Side Passageway** providing useful storage space, tiled floor, ceiling light. Wood door to workshop with power and lighting.

## First Floor

**Gallery Landing** having Velux double glazed ceiling light to front and uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light. Doors to first floor accommodation.





**Bedroom 2 and Bedroom 4** with uPVC double glazed windows to front aspect; with stone surround and stone mullion; carpeted floor, radiator, ceiling light and power points.

**Family Bathroom** having uPVC obscure double glazed window to front aspect; bath with tiled surround and 'rainfall' shower over inset to tiled corner walls with alcove storage shelf, twin hand wash basins inset to storage unit, low level WC and bidet. Feature stone wall, heated towel rail, mosaic tile effect flooring, extractor fan and ceiling spotlights.

**Master Bedroom** having uPVC double glazed window to rear aspect; dressing area, carpeted floor, radiator, ceiling light with fan and power points. Door to:

**En-suite Shower Room** having walk in shower cubicle with Mira electric shower over, tiled surround, wash hand basin and low level WC both inset to storage units. Tile effect flooring, wall mounted heated towel rail, ceiling light and extractor fan.

**Bedroom 3** with uPVC double glazed window to rear aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

## OUTSIDE

The property is approached from Silver Street with roadside parking available to the front. Door to side passage providing access to the rear garden and rear lobby. Double doors open to **Workshop**; with light and power points.

The rear garden is laid to lawn with an enviable abundance of established flowerbeds including raised sleeper edge planters. Populated by a number of mature trees to provide a green canopy throughout the rear space, the garden provides a seating area to one corner, beside a small stone edged pond, further larger paved patio seating area leads off the rear with stone wall surround and larger fish pond. To the corner stands a barbecue area, large garden store and further ancillary store, with stepping stone path running from the patio to these useful additions. A further garden store and covered bin storage area are situated to the side.



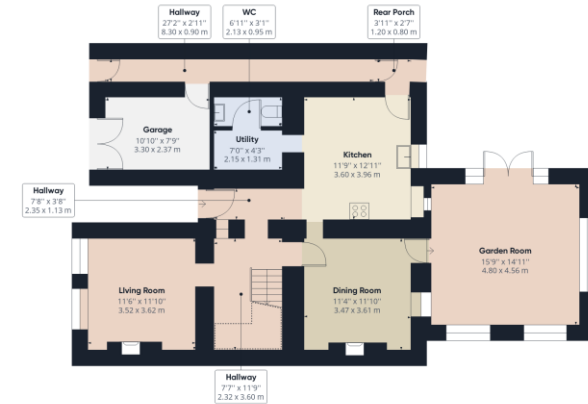


## North Kesteven District Council – Tax band: E

### ENERGY PERFORMANCE RATING: D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
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Ground Floor



Floor 1

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