



14 Clematis Close
Branston, Lincoln. LN4 1QF





14 Clematis Close, Branston

This is a three bedroom, detached bungalow situated in the large Lincoln village of Branston, set back from the roadside providing good size driveway for off street parking and access to the single garage. The accommodation would benefit from a scheme of update, decoration and comprises, entrance hall, lounge, dining room, kitchen, conservatory, bathroom and three bedrooms.

There is an enclosed garden to the rear, mainly laid to lawn with paved seating area, garden shed and greenhouse.

ACCOMMODATION

Enclosed Entrance Porch with sliding double glazed panel door, tiled floor and a double glazed panel inner door through to:

Entrance Hall having built in cloaks cupboard to one end, built-in airing cupboard containing the insulated hot water cylinder, radiator and access to roof space.

Dining Room having a westerly outlook over the driveway; coving and radiator. Glazed panel doors through to kitchen and to:

Lounge of good proportions having a southerly view out over the front of the property and across Clematis Close; fireplace with brick feature surround and fitted gas fire to hearth, coving and two radiators.

Kitchen having an easterly aspect and a range of oak style fitted base, drawer and wall units, single drainer one and a half bowl sink unit with cupboard space beneath and a small area fitted work surface to one side with room below for a washing. There is a further area of work surface having a brushed steel Neff oven beneath, Neff brushed steel four ring gas hob inset with Creda cooker hood, an accompanying range of wall cupboard space and the British Gas 330+ gas boiler above.





Additional work surface extends around one corner with drawer and cupboard space beneath, a range of a wall cupboard space above and room to one side for an upright fridge/freezer as appropriate. Tiling to all walls to full height and ceiling spotlight fittings. Double glazed side entrance door to grounds.

Bathroom of good proportions comprising panel bath with shower fitting above, pedestal wash hand basin and low-level WC. Tiling to all walls to full height, tiled floor and a radiator/towel rail.

Bedroom 3 with a view through to the adjoining rear conservatory, with a glimpse of the garden beyond; and radiator.

Bedroom/Sitting Room with French doors providing access through to the adjoining conservatory and beyond to the rear garden; wood style laminate flooring.

Conservatory having a pleasant northerly outlook down over the well enclosed garden; French doors providing access out onto the patio area, wood style laminate flooring and radiator.

Bedroom 1 with a northerly outlook over the rear garden; extensive fitted wardrobe space and general bedroom furniture, coving and radiator.

OUTSIDE

The property is approached from the roadside across a block paved driveway with QUBEV electric car charging point, which provides more than ample parking for both family and visitors, as well as access to the attached **Garage** with up and over door, service door to rear through to the rear garden, light fitting and power points.

The front garden has been landscaped for low maintenance with a large front gravel bed area suitable for decorative flower tubs and pots. There is a footpath which runs down the eastern elevation of the bungalow through to the rear.

The rear garden is well enclosed by panel fencing and enjoys a good measure of privacy in respect of its neighbours. The garden is predominantly laid to lawn with accompanying mature shrubs, garden shed and a greenhouse. There is an outside water tap and exterior light fittings.



North Kesteven District Council – Tax band: C

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.

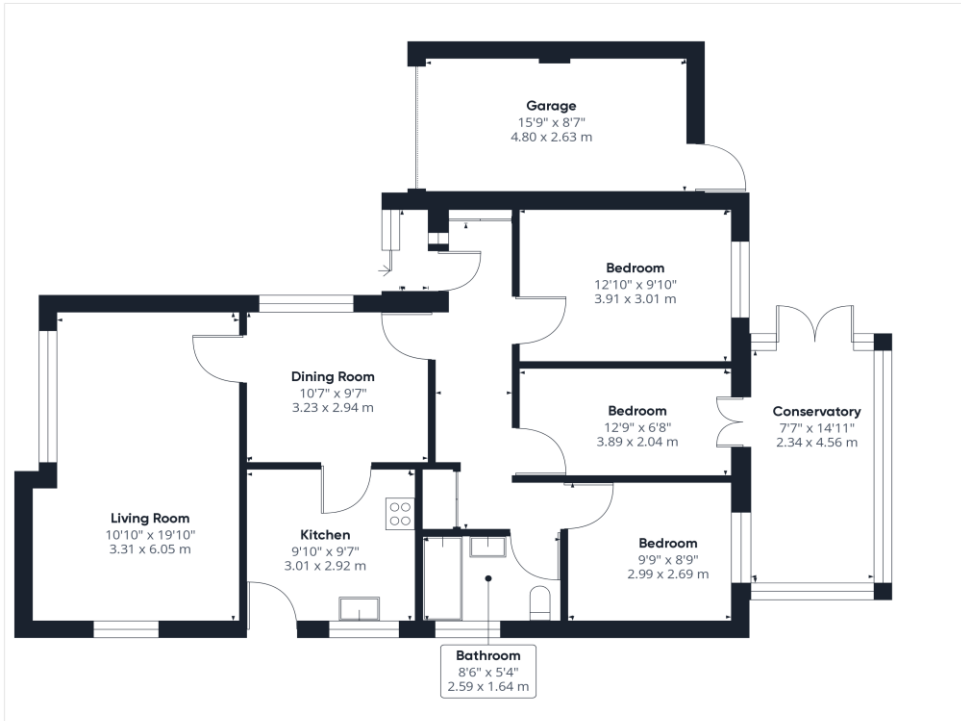
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

