



15 The Chalfonts
Branston, Lincoln. LN4 1UA





15 The Chalfonts, Branston

This is genuinely a most appealing detached bungalow, providing a very good range of contemporary design style high quality appointed accommodation, located in what is a popular residential area towards the north eastern country fringe of Branston village.

The property offers an eye-catching quality breakfast kitchen, good sized reception space, well proportioned bedrooms, excellent double garage space and delightful grounds;

ACCOMMODATION

Entrance Lobby with an attractive obscure double glazed panelled front entrance door, wood style laminate flooring, obscure double glazed arched feature window casement and radiator. uPVC obscure double glazed panelled door through to double garage space and open archway to:

Central Hallway with large built-in cloaks/linen cupboard to one side and wood style laminate flooring.

Living Room with a delightful southerly outlook over the landscaped front garden and driveway entrance; feature electric fire to chimney breast, wood style laminate flooring and radiator. Open access through to:

A wonderful Breakfast Kitchen appointed to a very high standard and benefiting from having both southerly and westerly aspects; a range of fitted base, drawer and wall units, work surface with single drainer one and a half bowl Frankie sink unit inset, concealed dishwasher and washing machine beneath. There is a brushed steel oven/grill with cupboard space above and beneath, excellent pantry storage cupboard space and concealed fridge/freezer. Further fitted work surface to the opposite





wall with four ring induction hob inset, large pan drawers and cupboard space beneath, brushed steel cooker hood above with accompanying wall units set on either side. To one end of this work surface area there is a good size breakfast bar. Tiled splash backs to work surface areas, wood style laminate flooring, radiator and inset ceiling spotlight fittings. Obscure double glazed uPVC side entrance to grounds and an open doorway arch through to the adjoining central hallway.

Shower Room catching the eye having a very high standard of contemporary design style appointment comprising; large walk-in shower cubicle across one wall with appropriate shower fitting, wash hand basin with toiletry cabinet space beneath and to one-side low level WC with concealed cistern. Full height tiling to all walls, attractive floor tiling, ladder back style radiator/towel rail, panelled ceiling with LED ceiling spotlight fittings and extractor vent.

Bedroom (rear north west) with a delightful view out over the landscaped rear garden; wood style laminate flooring and radiator.

Bedroom (rear central) having a northerly outlook over the rear garden and towards the garden room; fitted wardrobe space to one side with floor to ceiling sliding mirror panelled doors and radiator.

Bedroom (north east) overlooking the rear garden lawn; with radiator.

OUTSIDE

The bungalow stands well back from the roadside and has a very appealing modern resin driveway providing more than ample parking for both family and visitors, as well as access to the **Double Garage** having double electric roller blind doors, uPVC obscure double glazed side entrance door to accommodation, fluorescent lighting strips and power points.

There is a very appealing low maintenance front garden which certainly catches the eye with a shale bed covering an attractive range of mature shrubs, a meandering footpath to the front door and stone boulder featuring. Gateways provide access to the rear of the property down



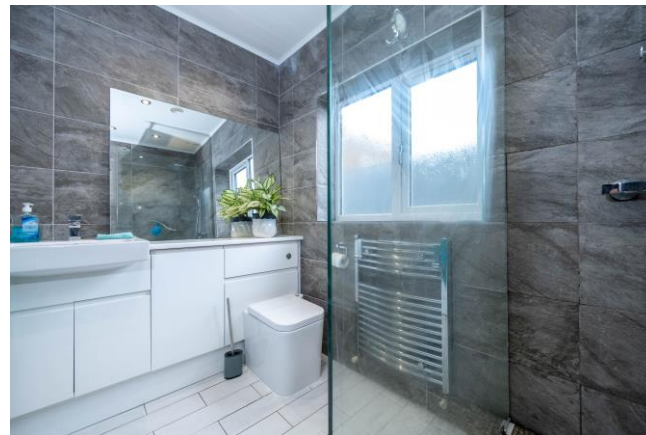


both the western and eastern elevations of the bungalow and it's garaging.

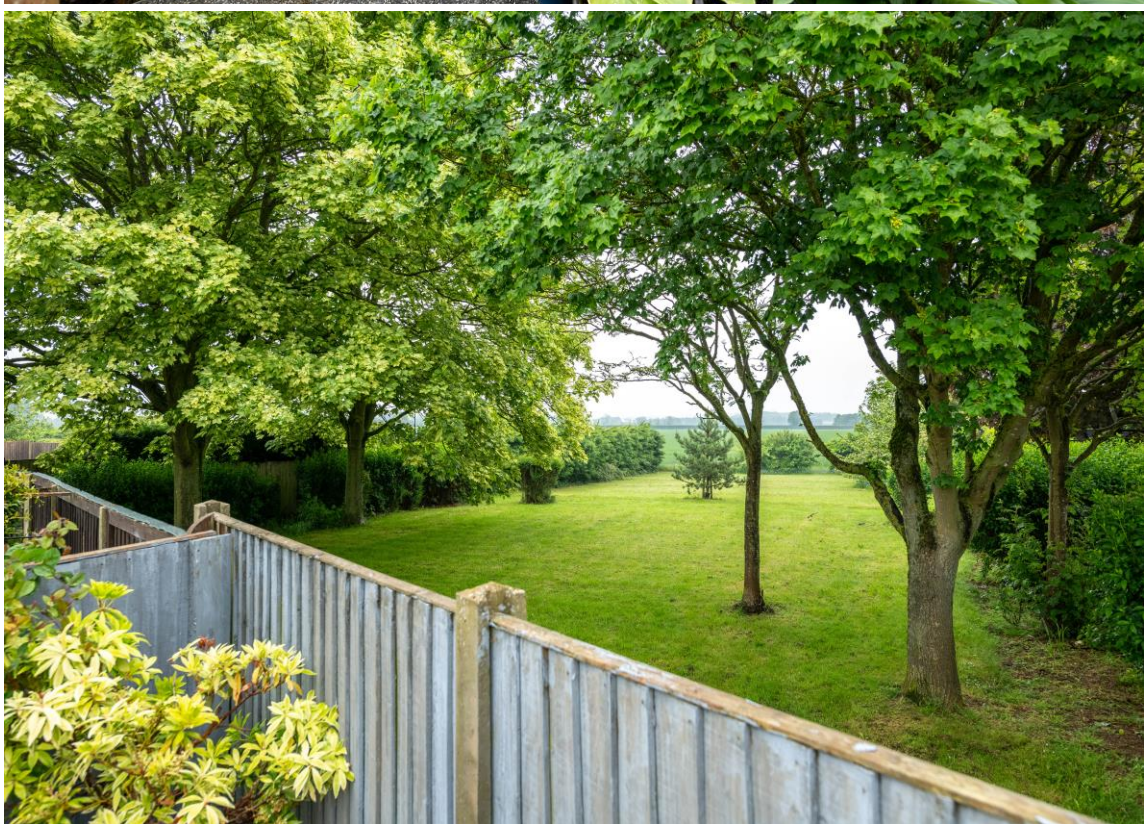
The rear garden is of excellent proportions and has been delightfully landscaped. There is an attractive resin based patio/potential driveway area which could possibly provide discreet parking for a campervan or other vehicle, adjoining the eastern elevation of the garage. From here there is a step down into a barked laid children's area, a garden shed set to one corner with a raised deck seating terrace from where to take in the views over open countryside and the Lincolnshire Wolds set on the far horizon. Picket fencing to one side having an archway with a mature climber, providing access through to the lawn area with its raised sleeper bark, well stocked covered beds. To the western end of the grounds is a paved and shingled patio seating area of excellent proportions with accompanying raised and barked sleeper beds and shrubs adjoining the wonderful quality detached, fully insulated **Summer House**, an ideal spot from which to sit and take in a view over the gardens as a whole and could be used by some for a variety of recreational uses as well as a home office with light fitting and power points. There are exterior light fittings and power points and a cold water tap.

THE AREA

Branston offers a surprisingly good range of local amenities. There are well respected primary and secondary schools, a doctor's surgery, Co-op supermarket, fast food/shop outlets, a popular café, public house and more. The Historic City of Lincoln and its excellent range of shopping and social facilities are just 4 miles away to the north. Less than 0.5 of a mile to the north of the village there is now direct access onto the new 'Lincoln Eastern Bypass' which offers very quick route around to the east and north of the city. The bypass has now made the south eastern escarpment villages, such as Branston more accessible to many families in the area. The village is also well located for service personnel at nearby RAF Waddington and a number of other service bases in the region.

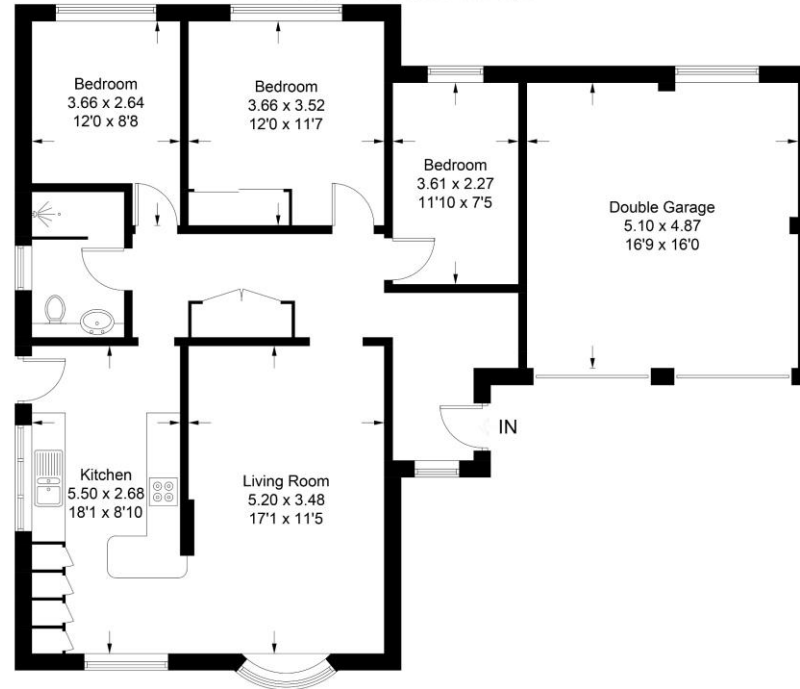






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Approximate Gross Internal Area
86.3 sq m / 929 sq ft
Double Garage = 24.7 sq m / 266 sq ft
Total = 111.0 sq m / 1195 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

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...

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