



10 Craig Road
Branston, Lincoln. LN4 1GW

BELL

10 Craig Road, Branston

This is an immaculately presented, four bedroom family residence, situated in the popular village of Branston, a short drive from the city of Lincoln.

The accommodation comprises; entrance hall, cloakroom, sun room, large sitting room, substantial dining kitchen and utility to the ground floor; master bedroom with en-suite, three further bedrooms and family bathroom. There is ample parking to the block paved driveway, separate detached garage and open countryside views to the rear.



ACCOMMODATION

Entrance Hall having obscure double glazed panel main entrance door, staircase up to first floor, built-in under stairs storage cupboard, tiled floor, and radiator. Feature oak glazed and general panel doors through to adjoining accommodation.

Cloakroom comprising feature pedestal wash hand basin with splash back above, low level WC, tiled floor, radiator, inset ceiling spotlight fittings and extractor event.

Sitting Room a very appealing family reception room, having a southerly outlook over the front of the property from the bay window, with French doors providing access out onto the rear garden patio area and delightful country outlook to the rear with the historic Lincoln Cathedral set proud on skyline to the north. That are two radiators

Substantial Feature Dining Kitchen having a southerly outlook over the driveway with a glimpse of the green of Craig Road to one side; a delightful view through to the adjoining garden room and a view of countryside beyond. A range of quality contemporary design style fitted base, drawer and wall units, work surface area with inset stainless steel one and a half ball sink unit, incised drainer to one side and concealed Neff dishwasher beneath.



The fitted worksurface extends around the adjoining wall with inset ceramic hob to surface, and above brushed steel splash back and cooker hood having wall cupboard space set on either side. There is a built in brushed steel feature oven/grill with storage cupboard space above and beneath. Further work surface extends around the adjoining wall, with kickboard heater below and above a good range of wall cupboard unit. A good size dining area is set to one end of the room, having space to one side for an American style fridge/freezer as required. Tiled floor, inset ceiling spot light fittings and radiator. Obscure double glazed panel side entrance door to grounds, feature glazed double doors through to adjoining garden room and oak panel door to:

Utility having a pleasant view over the rear garden and beyond to open countryside; work surface across one wall with space beneath for appropriate white goods. A broom/storage cupboard to the corner containing the Ideal Logic gas fired central heating boiler. There is a laundry hanging rail, tile floor, radiator and extractor vent.

Sun Room a delightful reception room which can be opened up as entertainment space for the adjoining dining kitchen; having the most delightful country outlook with a view towards Lincoln Cathedral set on the horizon. Tiled floor, radiator and French doors providing access out onto the rear garden patio area.

First Floor

Landing having a built in airing cupboard containing the insulated hot water cylinder with immersion heater; access to roof space and radiator.

Bedroom (north east) with a most appealing country view looking north towards Lincoln and the Cathedral set on the horizon; radiator.

Bedroom (south east) with a southerly view down over the driveway shared with neighbouring homes; and radiator.

Bathroom having attractive contemporary design style appointment comprising; panel bath with shower fitting, shower screen panel with accompanying full height wall tiling above, wash hand basin set on wash stand with toiletry cupboard space below and above mirror panel wall cabinet.





Tiling to at least dado rail height on all walls to around suite area, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom (south west) with a southerly outlook down over the driveway and beyond to one side towards Craig Road Green; and radiator.

Master Bedroom having a wonderful country outlook with Lincoln Cathedral towering over the skyline to the north; a comprehensive range of built in wardrobe space to one wall and radiator. Door through to

En-suite Shower Room of good proportions comprising; corner shower cubicle with appropriate shower fitting and full height wall tiling, wash hand basin set on wash stand with toiletry cupboard space beneath and low level WC. Tiling to all walls to at least dado rail height around suite area, ladderback radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

OUTSIDE

The house is very discreetly located down a shared block paved driveway serving a very small private Close of other high-quality homes which runs off Craig Road to the green. The driveway of the property provides more parking for family and visitors to the front of the house, the front garden area is laid to formal lawn.

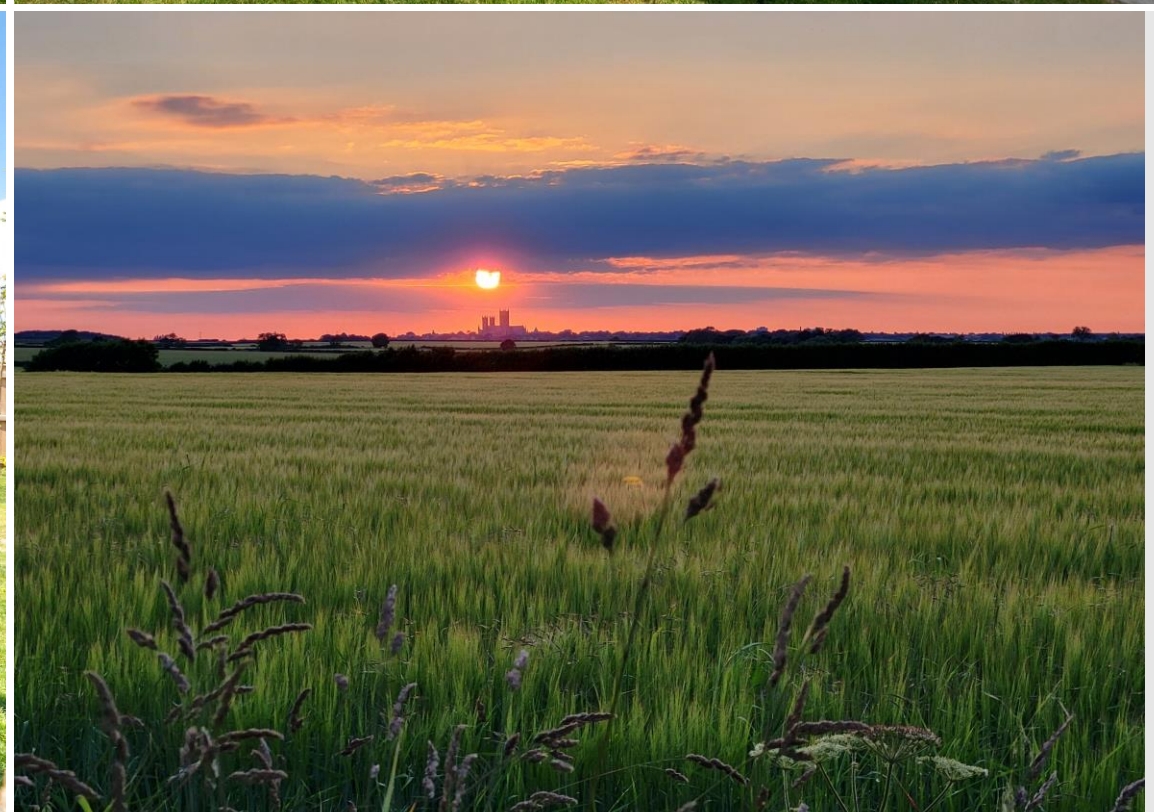
To the western corner from the driveway is a pedestrian gate which leads through to the very private, good size rear garden providing a most appealing northerly view out over adjoining countryside, with Lincoln Cathedral set on the far north western horizon. There is a good size paved patio area set to the rear elevation of the house onto which both the sitting and sun room French doors open, a large area of formal lawn with rhododendron and other shrubs inset. The garden is enclosed by wall, panel fencing and post and rail fencing to the rear, which insures the property of its fine country view; outside light fittings, power point and cold water tap.

Separate Detached Garage with up over door, light fitting and power point.

North Kesteven District Council – Tax band: E

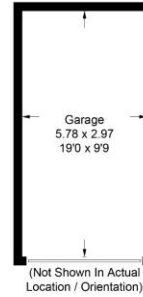
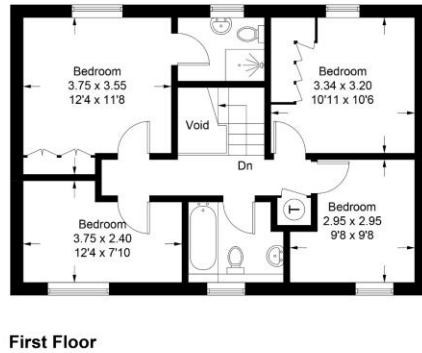
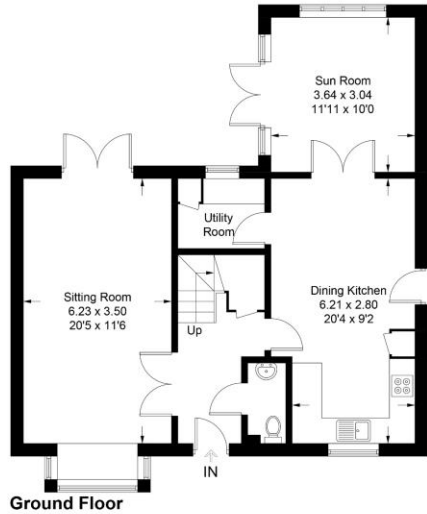
ENERGY PERFORMANCE RATING: B





10 Craig Road

Ground Floor = 71.3 sq m / 767 sq ft
First Floor = 57.8 sq m / 622 sq ft
Garage = 17.1 sq m / 184 sq ft
Total = 146.2 sq m / 1573 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.

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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