



**44 Lincoln Road**  
Branston, Lincoln. LN4 1PA

**BELL**





## 44 Lincoln Road Branston

This very appealing two-bedroom detached bungalow, dating from the 1950's, stands in a delightful setting in this popular residential area of Branston, within surprisingly large mature grounds of 0.24 of an acre (sts).

This property has clearly been a much-loved family home, with the size of the grounds affording the bungalow great potential for further extension and development of the existing accommodation, subject to all necessary planning consents.

### ACCOMMODATION

**Open Entrance Hall** having obscure double glaze panelled main entrance door, coving and radiator. Secure double glazed interior door through to central hallway and open access with bamboo featured room divide through to:

**Sitting Room** with a very pleasant westerly outlook over the driveway and front garden towards the grounds of Branston Hall on the opposite side of Lincoln Road; chimney breast having fitted gas fire with attractive marble style back and hearth and pine moulded fire surround, coving and radiator.

**Central Hallway** with a large walk in cloaks cupboard (formerly part of bedroom 2), access to roof space, coving, delft shelving, dado rail and radiator. Attractive stripped pine period panel doors through to adjoining accommodation. Obscure double glazed door through to adjoining conservatory.







**Dining Kitchen** with a delightful view out over the front garden and driveway aspect; a range of fitted base, drawer and wall units, work surface with single drainer one and a half bowl stainless steel sink unit inset, storage alcove below. There is a further area of fitted work surface with cupboard space beneath and room for a gas cooker. To the opposite side of the chimney breast is a fitted gas fire with pine feature hearth, back and mantle, splash back to all fitted work surface areas, coving, dado rail, radiator and extractor vent.

**Good Sized Shower Room** well appointed with a good size corner shower cubicle with appropriate shower fitting and company wall tiling to full height; wash hand basin with toiletry cabinet beneath and low level WC. Wall tiling to at least dado rail height walls, built in linen cupboard to one corner, coving, ladderback style radiator and inset ceiling spotlight fittings.

**Bedroom 1** with a northerly aspect and interior window providing a view through to adjoining conservatory and beyond to the garden; fitted wardrobe space to one wall with floor to ceiling sliding doors, built-in airing cupboard containing the Worcester gas fired central heating boiler set to one corner, picture rail and radiator.

**Bedroom 2** with a southerly aspect and easterly view out over the delightful rear garden; coving and radiator.

**Conservatory** with the most pleasing easterly outlook over the garden; radiator and wall light fitting. uPVC double glazed exterior door providing access out onto the garden patio area. Doorway through to:

**Utility/Laundry Room** of excellent proportions, having a Belfast sink with space for appropriate laundry white good to one side. Wood panelling and featuring to the walls, extensive shelving and two radiators.

## OUTSIDE

The bungalow stands in this very popular residential area of Branstion opposite the former lodge and grounds of Branstion Hall. The bungalow stands well back from the roadside down its own long driveway providing access to a good size block paved parking area for both family and visitors.







The front garden has been predominantly laid to lawn with accompanying borders containing topiary conifer trees, small feature rockery, hedging both to the road frontage and southern boundary, with panel fencing to the northern boundary. The driveway extends down the southern elevation of the bungalow through to the very good size Detached Garage/Workshop with up and over door, fitted workbench area across one wall to the rear, service door providing access out into the rear garden, light fittings and power points.

There is a gateway between the house and the garage providing access through to the large rear garden having a patio area adjoining the rear eastern elevation of the bungalow onto which the rear entrance door to the conservatory opens. The top garden area has been predominantly laid to lawn with accompanying beds and borders containing a wide variety of mature ornamental conifers and trees, with a small rockery area and raised heather beds to one side. To the rear of the garage there is a lean-to garden storage shed and two greenhouses. A paved pathway leads down the garden through to the former vegetable garden area with a useful potting shed set to one corner. This appealing garden is enclosed by hedging and panelled fencing as appropriate.

There are exterior light fittings and an outside water tap.

**North Kesteven District Council – Tax band: C**

**ENERGY PERFORMRANCE 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

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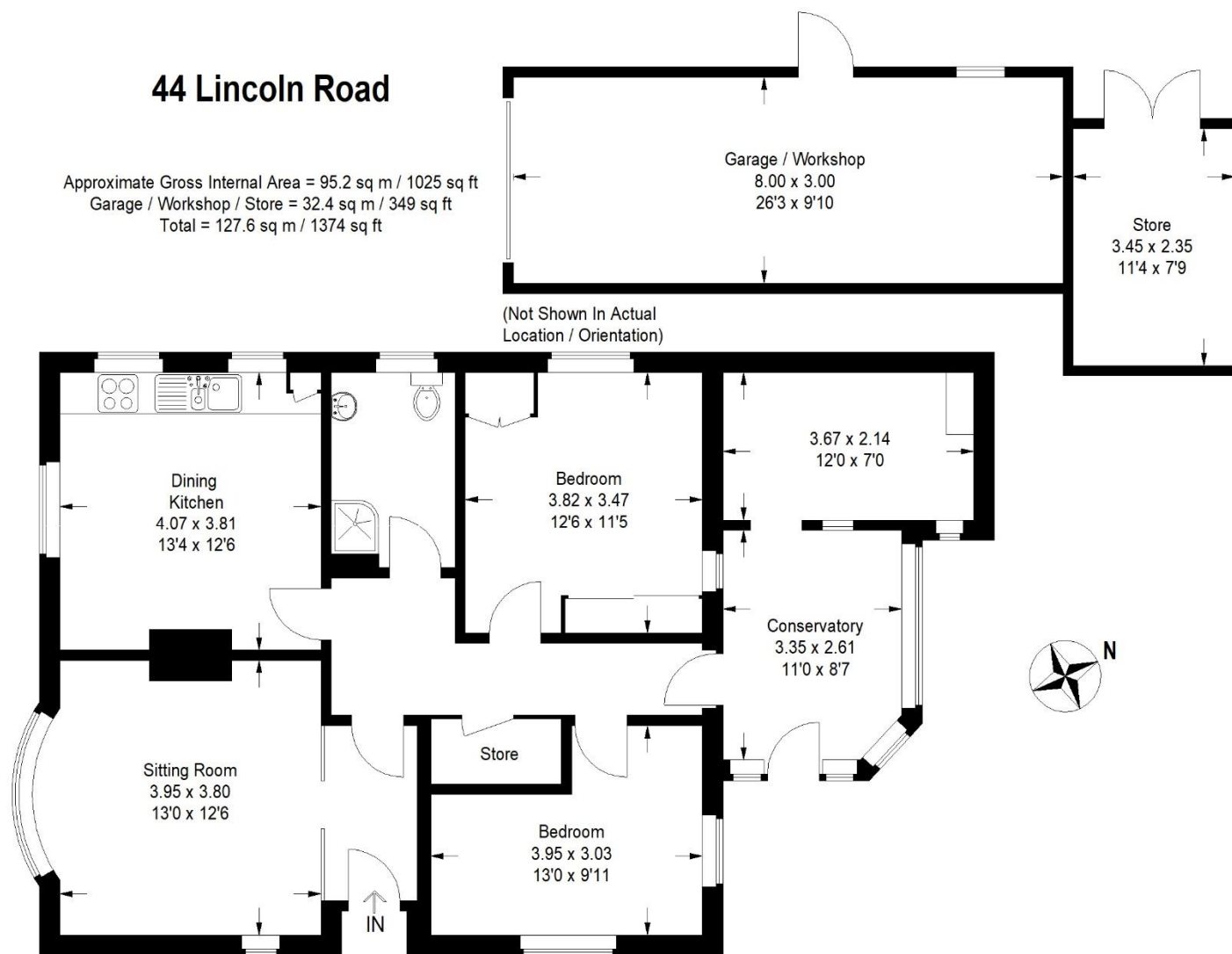






## 44 Lincoln Road

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft  
 Garage / Workshop / Store = 32.4 sq m / 349 sq ft  
 Total = 127.6 sq m / 1374 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. (ID1154106)

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