



28 Linden Avenue
Branston, Lincoln. LN4 1NZ

BELL



28 Linden Avenue Branston, Lincoln

This is a genuinely outstanding and surprisingly substantial detached bungalow of some considerable distinction offering high quality contemporary design style appointed 2-bedroom accommodation with a stunning large Garden room, an eye-catching Breakfast Dining Kitchen and wonderfully landscaped, very private grounds of 0.14 of an acre (sts).

The bungalow is discreetly located in what is a very popular residential area of Branston just a short casual walk-away from the doctor's surgery, primary school, village hall, bowls club, tennis courts and playing fields. The village also boasts of having a well-respected secondary school, Co-op supermarket, café, food takeaways and more.

A formal viewing is highly recommended.

ACCOMMODATION

Fabulous Breakfast Dining Kitchen having uPVC obscure double glazed panelled front entrance door and open lobby area; stunning, eye-catching quality Howdens fitted kitchen units, oak fitted work surface areas with one and half bowl ceramic sink unit and incised drainer, concealed bin store, tier of four drawers beneath, accompanying wine cooler to one end and concealed fridge/freezer. The work surface area extends around the adjoining wall with pull out spice rack and corner cupboard unit below, illuminated China cabinets and wall cupboard space set to one side. There is a further area of work surface with a series of six deep pain drawers and cupboard unit below, Neff four ring gas hob to surface with a Hotpoint brushed steel featured cooker hood, built-in Neff brushed steel featured double oven with cupboard space above and drawer space below; large feature pull out pantry unit to on corner.





To one end of the room there is an oak top breakfast bar with end corner cupboard space below and illuminated China cabinet above, small storage drawer beneath and further areas of fitted work surface set on either side across the adjoining wall with further cupboard space below. There are tiled splashbacks as appropriate, coving, wood style laminate flooring to the main kitchen area, radiator and inset ceiling spotlight fittings. Contemporary style oak featured panel door through to hallway and glazed double doors through to:

Sitting Room of excellent proportions having a delightful southerly outlook over the wonderful landscaped rear garden; fitted electric fire to one wall with attractive contemporary oak style surround, marble style hearth and back; coving and radiator. Wide double doors through to:

Substantial Stunning Garden Room providing a hub of the home having a wide southerly view out over the rear garden from the bifold patio doors; a feature roof lantern canopy, two vertical contemporary design style radiators, feature Italian porcelain tiled floor, coving and inset ceiling spot lighting fittings. Contemporary style oak panelled door through to:

Cloaks/Utility Room with quality appointment comprising; fitted work surface across one wall with a circular ceramic wash hand basin to surface, large feature wall mirror above, space beneath work surface area for appropriate laundry white goods as required, low level WC. Italian porcelain floor tiles, coving, radiator and inset ceiling spotlight fittings. Contemporary style oak panelled door through to:

Hallway having built-in cupboard space containing the insulated hot water cylinder, built-in cloaks cupboard space, coving, and access to roof space. Contemporary style oak panelled doors through to all areas of adjoining accommodation.

Shower Room appointed to a high standard comprising; a large walk-in shower cubicle area extending across wall with Mira water flow / temperature controlled shower fitting, wall tiling to full height and tiled floor with gully; illuminated toiletry wall niche with glass shelf, cantilevered wash hand basin with toiletry drawers below and low level WC. Tiling to all walls to full height, tiled floor, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom 2 with a pleasant outlook over the landscaped front gardens and driveway; coving, and radiator.

Principal Bedroom 1 with a bow window and a view out over the front garden and across Linden Avenue; coving and radiator.





OUTSIDE

The bungalow is very discreetly located in this attractive Close of homes and approached across a driveway which provides appropriate parking as well as access to the surprisingly large attached **Tandem Garage** with electric up and over door, uPVC double glazed panelled service to rear, fluorescent lighting strips and power points.

The front garden area has been very attractively landscaped having an area of lawn with bark covered flowerbed/borders containing an attractive range of mature shrubs. Further feature shale covered landscaped beds, ideal for placement of decorative flower pots and tubs. The gravelled pathway sweeps around the elevation of the bungalow to the main entrance door. There is a gated access to a pathway down the western elevation, through to the rear.

The absolutely delightful and surprisingly private landscaped rear garden provides this attractive bungalow with the setting it deserves. Adjoining the southern rear elevation of the bungalow is a good-sized paved patio onto the bifold doors of the garden room open, swathes of formal lawn with copiously stocked attractive beds/boards containing peony, lupin, iris, ornament conifers and ferns, Virginia creeper, trained apple trees, bamboo, cornflower, rhododendron, ornamental grasses, sedum, alpines and yet more.

There is a wonderful circular paved and gravelled seating area with pergola, a large stunning water feature with cascading water fall and deep ornamental pond, housing water lily and other attractive aquatic plants with a rockery above. There is a small wild life pond set to one side of the garden, a vegetable garden area to one corner with raised beds, a good-sized garden shed and one greenhouse will remain with the property. Exterior light fittings, power point and a water tap.

THE AREA

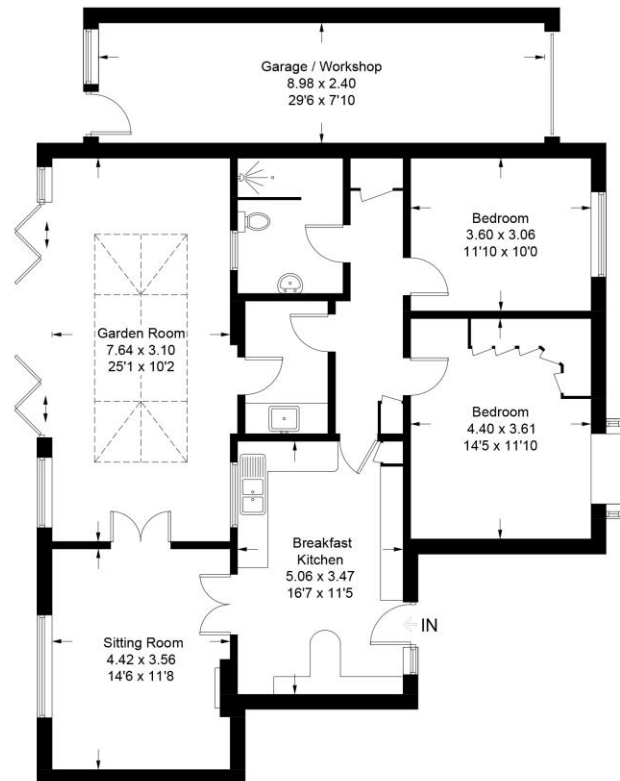
Branston stands just the north of the eastern bypass to the historic City of Lincoln (2.5 miles / 4 minutes) which offers a very comprehensive range of shopping and social facilities, including the ever-growing Lincoln University set around the Brayford Pool Marina. There are direct rail services from Lincoln to London Kings Cross. The village is also very conveniently located for access to RAF bases at Waddington, Digby and Cranwell.





28 Linden Avenue

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft
Garage / Workshop = 21.5 sq m / 231 sq ft
Total = 131.1 sq m / 1411 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: B 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, 43 Silver Street, Lincoln. LN2 1EH. Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org> Brochure prepared 01.09.2025

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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

www.robert-bell.org

