



21a Silver Street
Branston, Lincoln. LN4 1LR

BELL



21a Silver Street Branston

This charming three-bedroom property provides excellently presented, modern family accommodation. Extended and enhanced throughout by the current vendors (GIFA 925.70 sq.ft) the property boasts a beautiful contemporary kitchen with bi-fold doors to composite decking and rear garden; alongside the front-facing living-dining room. With three bedrooms, including master with en-suite shower room, and family bathroom to the first floor, accommodation is complete with a downstairs cloakroom.

A classic stone-built property, in the heart of the village of Branston, 21A Silver Street is within five miles of the county city of Lincoln with its full range of services and amenities, plus train links to the East coast main line.

ACCOMMODATION

Entered to the side through wood effect double glazed obscure entrance door to:

Breakfast Kitchen having a good range of modern storage units to base and wall levels plus island with breakfast bar; ceramic sink set to square edge wood worktop, integrated washing machine, fridge, freezer, Bosch oven; four ring hob beneath extractor canopy. Radiator, gas fired boiler, TV point, exposed beams to ceiling, ceiling spotlights and feature light over island and power points. Doors to cloakroom and to:

Living / Dining Room with uPVC double glazed windows to front aspect; carpeted floor, carpeted stairs with spindle and balustrade to first floor, radiators, exposed beam to ceiling, electric fire to wall, radiators, ceiling spotlights, wall lights and power points.

Cloakroom with low level WC, wash hand basin, ceiling light and tiled floor.





First Floor

Landing with carpeted floor, radiator, ceiling spotlights and power point. Doors to first floor accommodation.

Bathroom having uPVC double glazed obscure door overlooking the rear aspect; panel bath with monsoon and regular head over, pedestal wash hand basin and low level WC. Wood effect flooring, Panelled walls, tiled surround to bath, heated towel rail, built in storage space and ceiling spotlights.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed window to front, radial window to side aspect; carpeted floor, radiator, ceiling light, TV point and power points. Open doorway to dressing space with open shelving, door to:

En-suite Shower Room having uPVC double glazed obscure window to rear aspect; walk in shower cubicle, pedestal wash hand basin and low level WC. Wood effect tiled flooring and walls, heated towel rail, shaver socket and ceiling spotlights.

Bedroom 3 having uPVC double glazed window to front aspect; carpeted floor, built in wardrobe space, radiator, loft access hatch, carpeted floor, ceiling light and power points.

OUTSIDE

The property is approached to the front through double vehicles gates to a paved front garden/parking space, with stone wall surrounding and continuing through to the rear.

The rear garden is laid to lawn with composite decking leading off the kitchen bi-fold doors. With gravelled seating space alongside hard standing for the timber framed garden shed, this space is contained by mixed hedging and fencing.

East Lindsey 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.

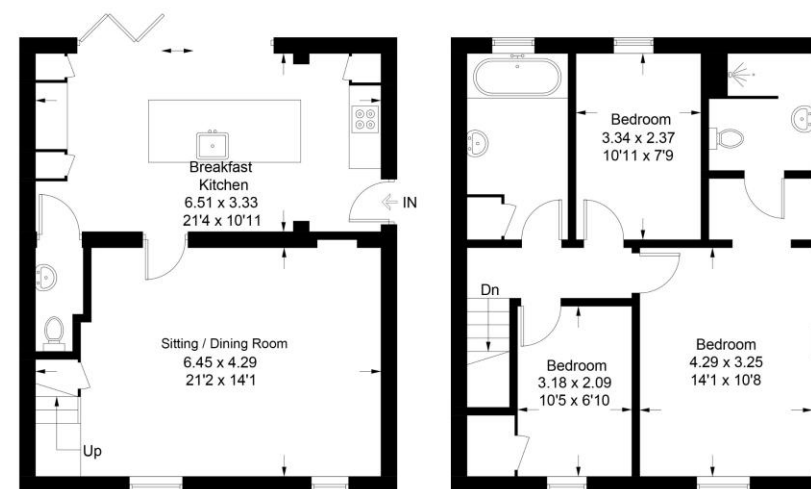
VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 20.01.2025





21A Silver Street

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft



Ground Floor

First Floor

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.

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