



Linden Avenue, Branston



£285,000

- Detached Bungalow
- Three Bedrooms
- Good Sized Plot
- Cul De Sac Location
- Central Village Location
- No Chain
- Freehold
- EPC Grade D



NO CHAIN! Situated within a corner cul de sac position within easy walking distance of village amenities this detached bungalow offers three bedroom accommodation and benefits from a larger than average plot. The property benefits from upvc double glazing, gas central heating and consists of entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate wc. Outside there is a driveway leading to a single garage with mature gardens extending from the front to the side and rear.

Entrance

The property is entered via a partly glazed door to the front elevation leading into an entrance porch with further glazed door into the hallway. The hallway has built in airing cupboard, cloaks cupboard and radiator.

Lounge

17'8" x 11'1" (5.4m x 3.4m)

With windows to the front and side elevations, radiator, feature fireplace and opening through to dining room.

Dining Room

9'6" x 8'0" (2.9m x 2.4m)

With window to the front elevation, radiator, and serving hatch through to Kitchen.

Kitchen

9'7" x 9'2" (2.9m x 2.8m)

With window to the side elevation, partly glazed door to the side elevation, range of base and eye level units with worktop, sink, tiled splashback, cooker point and plumbing for washing machine.



Bedroom One

12'8" x 11'1" (3.9m x 3.4m)

With window to the rear elevation and radiator.

Bedroom Two

12'6" x 8'1" (3.8m x 2.5m)

With window to the rear elevation and radiator.

Bedroom Three

9'1" x 9'7" (2.8m x 2.9m)

With window to the rear elevation and radiator.

Bathroom

With window to the side elevation, radiator, panelled bath with shower and wash basin.

WC

With window to the side elevation and low level wc.

Outside

To the front of the property there is a driveway leading to the attached garage. The garden is mainly laid to lawn with with mature planting and shrubbery. Extending to the side and rear ther lawned garden is enclosed by fencing.

Garage

18'0" x 8'1" (5.5m x 2.5m)

With window to the rear elevation, up and over door, power and light connected.

Tenure

Freehold

Agents Note

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GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

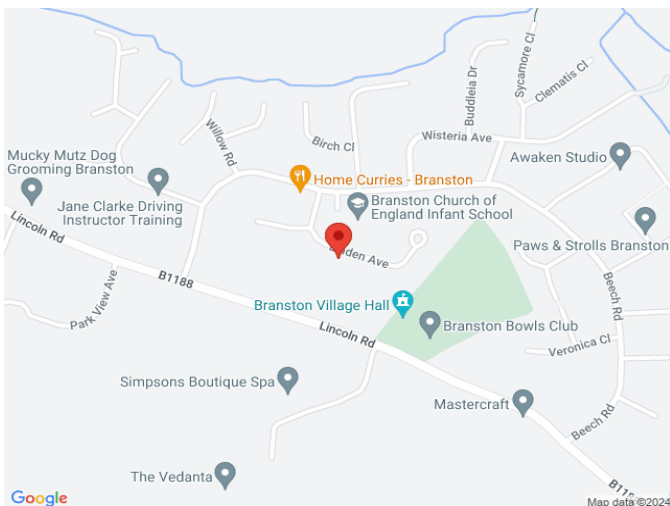
Floorplan



LINDEN AVENUE, BRANSTON, LINCOLN, LN4 1NZ

TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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