



Asheridge, Branston



£200,000

- Detached Bungalow
- Two Bedrooms
- Lounge & Kitchen Diner
- Shower Room
- Driveway & Garage
- Village Location
- Freehold
- EPC rating C



Two bedroom detached bungalow situated within a cul-de-sac location in the highly sought after village of Branston. Within walking distance of local amenities. The property is in need of modernisation and is being sold with NO ONWARD CHAIN.

The bungalow offers accommodation comprising of entrance hall, lounge, kitchen diner, two bedrooms and a shower room. Outside the property to the front there is a lawned garden and concrete driveway leading to an attached single garage. To the rear of the property there is an enclosed garden laid to lawn and patio area.

Entrance Hall

External door to side aspect and radiator.

Lounge 3.51m x 4.77m (11'6" x 15'7")

Bay window to front aspect, feature fireplace and radiator

Kitchen Diner 2.61m x 4.53m (8'7" x 14'11")

Window to front aspect and Window and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine and radiator.



Bedroom One 3.51m x 3.96m (11'6" x 13'0")

Window to rear aspect, built in wardrobes and radiator.

Bedroom Two 2.61m x 3.96m (8'7" x 13'0")

Window to rear aspect and radiator.

Shower Room 1.56m x 2.61m (5'1" x 8'7")

Window to side aspect and fitted with shower cubicle, low level WC wash hand basin and radiator.

Outside

To the front of the property there is a lawned garden and concrete driveway leading to attached single garage. To the rear of the property there is an enclosed lawned garden and patio area.

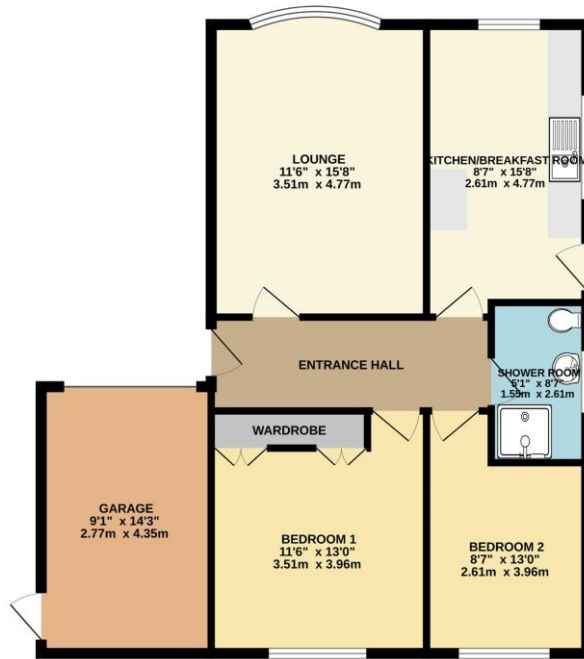
Garage 2.77m x 4.35m (9'1" x 14'4")

With up and over door, power and lighting and personal door to rear garden.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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