



Sleaford Road, Branston



£179,995

- Stone Built Character Cottage
- Two Bedrooms & Bathroom
- Breakfast Kitchen
- Lounge with Wood Burning Stove
- Enclosed Rear Garden
- Close to Amenities
- Conservatory
- EPC rating D



Stone Built Character Terraced Cottage situated within walking distance of amenities within the popular village of Branston, found Southeast of Lincoln City. The deceptive accommodation comprises Lounge with Wood Burning Stove, Breakfast Kitchen, Conservatory, Bathroom and upstairs Two Bedrooms. Outside, there are Gardens to the front and rear. The property further benefits from Gas Central Heating and Double Glazing.

Lounge

12'4" x 11'10"

Window and door to front, radiator and fireplace with Morso Log Burner.

Kitchen

12'4" x 8'

Window to rear, open tread stairs to first floor, range of modern base and eye level units with integrated oven and hob and an inset sink unit.

Breakfast Area

Window to side, fitted units and a breakfast bar.

Conservatory

Sliding patio doors to the rear garden.



Bathroom

Window to side, radiator, wash basin, W.C and panelled bath with shower over.

Bedroom One

12'4" x 11'8"

Window to front, radiator and fitted wardrobes.

Bedroom Two

10' x 7'11"

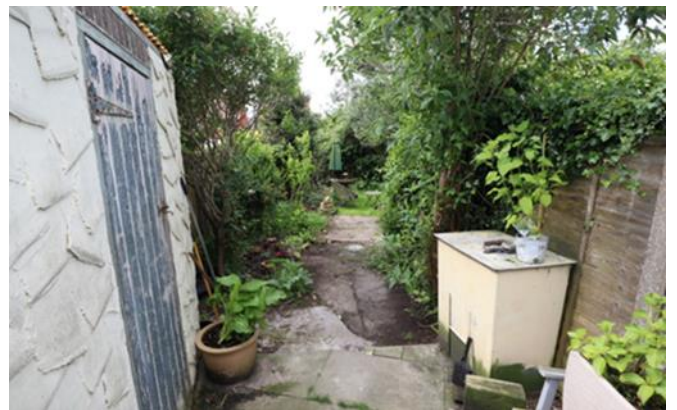
Window to rear, radiator and a cupboard housing the gas central heating boiler.

Outside

To the front of the property is a garden area laid to lawn with wooden garden gate. The rear enclosed garden is lawned with seating area, outbuilding and garden shed.

Agents Note

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Floorplan



SLEAFORD ROAD, BRANSTON LN4 3LL

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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