



Sleaford Road, Branston

 4  4  3



Freehold

£475,000



## Key Features

- Detached House
- Four Bedrooms
- Two En-suites
- NO ONWARD CHAIN
- Detached Double Garage
- Open Plan Kitchen Living Area
- EPC rating C





**FOUR BEDROOM Detached House** situated in the popular village of Branston and within walking distance of the local shops, doctors, schools and a host of other amenities. This individually designed property built in 2008 is in a non-estate and private location with a shared driveway, parking for multiple cars and detached double garage. The property also benefits from being sold with **NO ONWARD CHAIN**.

The ground floor accommodation, which has underfloor heating, comprises; a good-sized Reception Hall with tiled flooring, 24ft Lounge with wood burning stove and French doors to the rear garden, Office, WC, Utility and Open Plan Kitchen Living Space with Dining Area and Sunroom. Upstairs there are Four Bedrooms with Two Bedrooms boasting En-suites and a further Family Bathroom. To the front of the property there is lawned garden and block paved driveway leading to a Detached Double Garage. To the rear of the property there is an enclosed lawned garden with two patio areas.

### Reception Hall

3.95m x 4.55m (13'0" x 14'11")

External door and window to front aspect, stairs to first floor, doors to lounge, open plan kitchen area, office and WC and underfloor heating.

### Lounge

7.36m x 3.96m (24'1" x 13'0")

Windows to front and rear aspect, feature fireplace with multi-fuel burner, french doors to rear aspect and underfloor heating.

### Office

2.58m x 2.79m (8'6" x 9'2")

Window to front aspect and underfloor heating.

### Utility Room

2.58m x 1.85m (8'6" x 6'1")

Window to side aspect and fitted with a range of low-level units with worktops over, sink with drainer, and space and plumbing for washing machine and tumble dryer.

### Open Plan Kitchen Living Area

4.77m x 9.19m (15'7" x 30'2")

Windows to rear and side aspect, external door to side aspect and fitted with a range of base units with granite worktops over, sink with drainer, integrated double oven, five ring gas hob with extractor over, space and plumbing for both dishwasher and USA style fridge freezer, breakfast Island with granite work surface and storage cupboards under and under floor heating.

### Sunroom

3.10m x 3.91m (10'2" x 12'10")

Windows to side and rear aspect, french doors to rear aspect and underfloor heating.

### WC

1.71m x 1.40m (5'7" x 4'7")

Window to front aspect and fitted with low level WC, wash hand basin and underfloor heating.

### Juliet Landing

Velux window to front aspect and access to storage cupboard.

### Bedroom One

3.65m x 3.83m (12'0" x 12'7")

Windows to front and rear aspect, fitted wardrobes and radiator.

### En-Suite One

2.55m x 1.70m (8'5" x 5'7")

Window to side aspect and fitted with walk in shower, low level WC, wash hand basin, and heated towel rail.

### Bedroom Two

3.22m x 3.24m (10'7" x 10'7")

Window to rear aspect, fitted wardrobes and radiator.

### En-suite Two

2.84m x 2.31m (9'4" x 7'7")

Window to side aspect and fitted with walk in shower cubicle, low level WC, wash hand basin and heated towel rail.

### Bedroom Three

3.22m x 3.64m (10'7" x 11'11")

Window to rear aspect, fitted wardrobes and radiator.

### Bedroom Four

2.22m x 2.96m (7'4" x 9'8")

Window to front aspect and radiator.

### Family Bathroom

3.56m x 2.31m (11'8" x 7'7")

Window to side aspect and fitted with corner shower unit, panelled bath, low level WC, wash hand basin and heated towel rail.

### Outside Front

Lawned garden and block paved driveway leading to detached double garage.

### Outside Rear

Lawned garden with two patio areas, mature trees and summer house.

### Detached Double Garage

Two up and over doors, personal door and window to side aspect and power and lighting.

### Agent Notes

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.







# Floorplan

**GROUND FLOOR**  
1171 sq.ft. (108.8 sq.m.) approx.

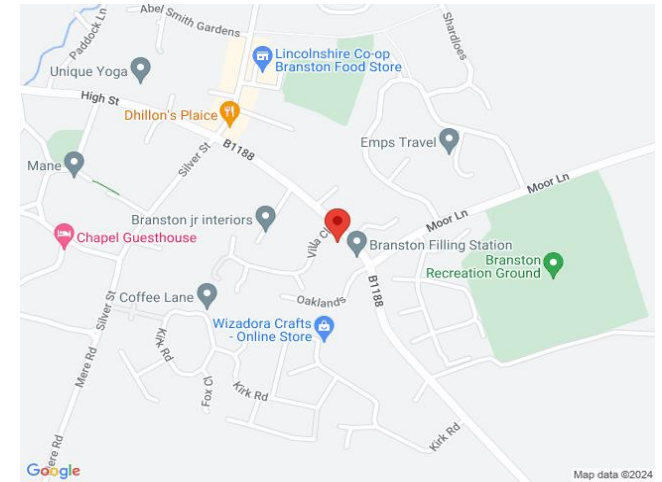


**1ST FLOOR**  
880 sq.ft. (81.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2051 sq.ft. (190.5 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		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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