



Kirk Road, Branston



£245,000

- Well Presented Semi-Detached House
- Three Bedrooms
- Bathroom, Ensuite & Downstairs WC
- Dining Kitchen with Integrated Appliances
- Driveway for two vehicles
- Detached Garage
- Freehold
- EPC rating B



Well Presented THREE BEDROOM Semi Detached House situated in a modern development within the popular village of Branston, southeast of Lincoln City. The accommodation comprises Entrance Hall, Lounge, Dining Kitchen, Downstairs WC, Landing, Bathroom and Three Bedrooms with Ensuite Shower Room to the Main Bedroom. Outside the property benefits from a driveway to the side of the property leading to the Detached larger than average Garage.

Entrance Hall

Door to front aspect, radiator and stairs to first floor.

Lounge

12'1" x 14'0" (3.7m x 4.3m)

Window to front aspect and radiator.

Dining Kitchen

9'4" x 15'5" (2.8m x 4.7m)

Window and French doors to rear aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Integrated appliances include oven, four gas burner hob with extractor hood over, fridge freezer and dishwasher. Wall mounted gas central heating boiler housed in wall unit and a radiator. Built in understairs storage cupboard.



Downstairs WC

Fitted with a low level wc, wash hand basin and radiator.

Landing

Window to side aspect, radiator and loft access.

Bedroom One

9'4" x 9'6" (2.8m x 2.9m)

Window to front aspect, radiator and fitted wardrobes.

Ensuite

4'12" x 5'8" (1.5m x 1.7m)

Window to front aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls, radiator and extractor fan.

Bedroom Two

8'7" x 10'9" (2.6m x 3.3m)

Window to rear aspect and radiator.

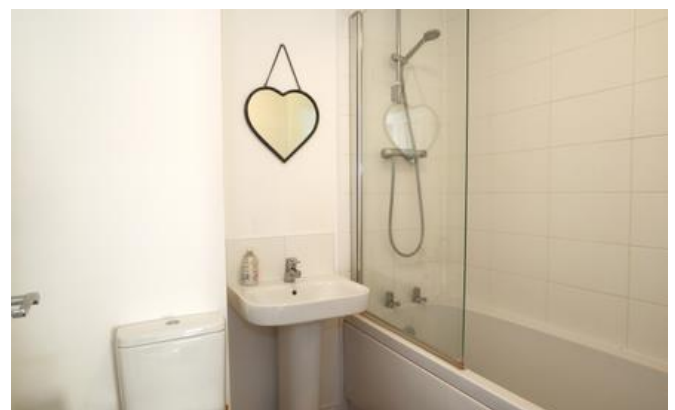
Bedroom Three

6'7" x 10'9" (2m x 3.3m)

Window to rear aspect and radiator.

Bathroom

Fitted with a low level wc, wash hand basin and panelled bath with mains shower and glazed shower screen. Radiator, part tiled walls and extractor fan.



Outside

To the side of the property is a driveway for 2 cars leading to the detached garage. Gated side access leads to the enclosed rear garden which is mainly lawned with a paved patio area.

Detached Garage

10'7" x 20'1" (3.2m x 6.1m)

Up and over door, pitched roof, power and lighting.

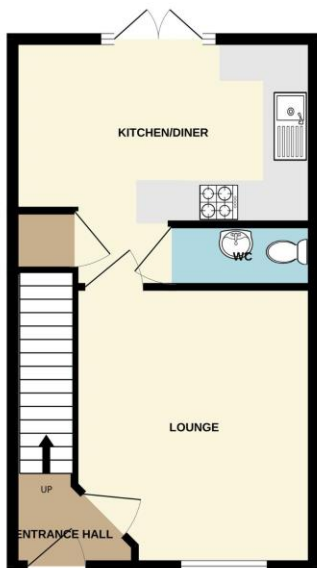
Agents Note

The agent is advised there is a service charge of approximately £180 per annum.

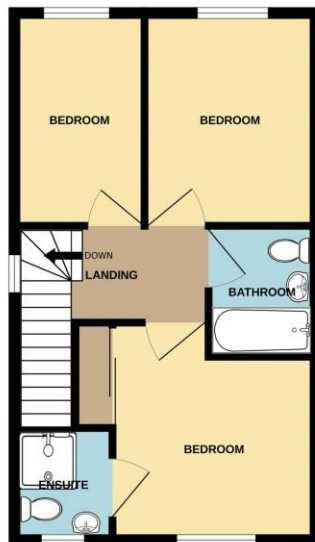
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Floorplan

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



50 KIRK ROAD, BRANSTON, LN4 1FQ

TOTAL FLOOR AREA : 811 sq.ft. (75.3 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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