



Taylor Close, Lincoln



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**Offers over £244,950**

- Town House
- Three Bedrooms
- Driveway
- En-Suite
- Modern
- Popular Location
- Freehold
- EPC rating B



Three bedroom, mid-townhouse located in the the popular village of Branston. Positioned within walking distance of schools, doctors and other local amenities.

The house offers entrance hall, kitchen, WC, and lounge diner to the ground floor. To the first floor there are two bedrooms and family bathroom and to the second floor there is the main bedroom with ensuite. To the front of the property there is a double driveway with ev charging point. To the rear of the property there is an enclosed garden with patio area.

### Entrance Hall

External door to front aspect, understair cupboard and stairs to first floor.

### Breakfast Kitchen 3.16m x 3.44m (10'5" x 11'4")

Window to front aspect and fitted with a range of wall and base units with worktops over, electric double oven, four ring gas hob with extractor over, integrated fridge freezer, space and plumbing for washing machine and radiator.

### WC 2.31m x 1.55m (7'7" x 5'1")

Fitted with low level WC, wash hand basin and radiator.





**Lounge Diner** 4.79m x 3.66m (15'8" x 12'0")  
French doors and windows to rear aspect and radiator.

**First Floor Landing**  
Stairs to second floor.

**Bedroom Two** 4.79m x 3.66m (15'8" x 12'0")  
Dual Windows to rear aspect and radiator.

**Bedroom Three** 2.56m x 3.1m (8'5" x 10'2")  
Window to front aspect and radiator.

**Bathroom** 2.56m x 1.89m (8'5" x 6'2")  
Fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

**Bedroom One** 4.79m x 5.69m (15'8" x 18'8")  
Window to front aspect, built-in wardrobes and radiator.

**En-suite** 1.55m x 2.42m (5'1" x 7'11")  
Velux window and fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

**Outside Front**  
Double driveway with EV charging point.

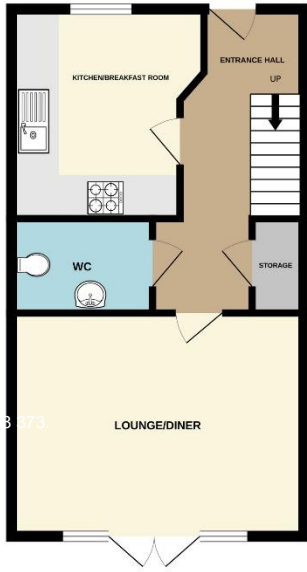
**Outside Rear**  
Enclosed lawned garden with patio area.

### Agent Note

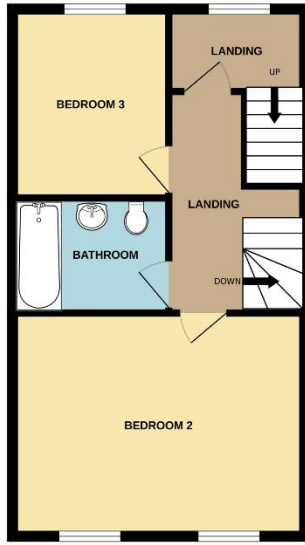
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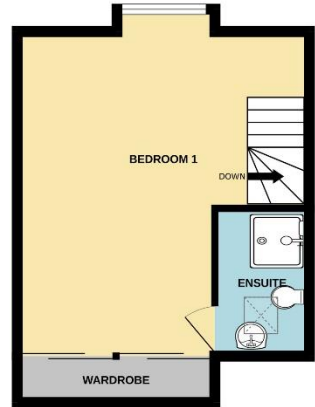
GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

