



Lincoln Road, Branston



£325,000

- Detached Bungalow
- Four Bedrooms
- Large Garage/ Workshop
- NO ONWARD CHAIN
- Ample Parking
- 26ft Lounge
- Freehold
- EPC rating D



Large detached, four bedroom bungalow, located in the highly sought after village of Branston. Ideally located within walking distance of the local Shops, schools, doctors and bus routes. The property also benefits from being sold with NO ONWARD CHAIN.

The property consists of entrance hall, 26ft lounge diner, breakfast kitchen, WC, Family bathroom and four double bedrooms. Integral 27ft garage. The property is in need of some modernisation. Externally the to the front there is walled garden and drive with ample parking. To the rear there is a large garden with raised patio area and woodland views.

Entrance Hall

External door to front aspect, airing cupboard, cloakroom and access to loft.

Lounge Diner

17'10" x 26'1" (5.4m x 8m)

Window to front aspect and french doors and windows to rear aspect, feature fireplace and radiator.

Breakfast Kitchen

4.83m x 3.27m (15'10" x 10'8")

Window and external door to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine, space for fridge freezer and freestanding electric cooker, with four ring gas hob and extractor over.



Bedroom One

4.23m x 3.27m (13'11" x 10'8")

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Two

3.33m x 3.47m (10'11" x 11'5")

Window to front aspect, fitted wardrobes, and radiator.

Bedroom Three

3.32m x 3.47m (10'11" x 11'5")

Window to front aspect, fitted wardrobes, and radiator.

Bedroom Four

2.69m x 3.27m (8'10" x 10'8")

Window to rear aspect and radiator.

WC

1.68m x 1.42m (5'6" x 4'8")

Fitted with low level WC, and wash hand basin.

Bathroom

2.09m x 3.47m (6'11" x 11'5")

Window to front aspect and fitted with panel bath, shower cubicle, wash hand basin, low level WC, extractor and radiator.

Garage

27.1m x 17.7m (88'11" x 58'1")

Two up and over doors, personal door rear aspect, power and lighting.

Outside Front

Walled garden, laid to lawn and large driveway with parking for up to four cars.



Outside Rear

Large raised patio, lawned garden backing on to woodland.

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.



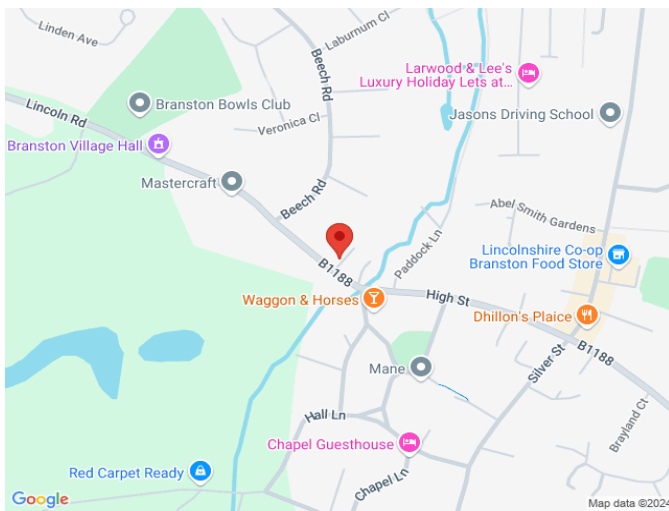
Floorplan

GROUND FLOOR 1949 sq.ft. (181.1 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 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.
Made with Metropex ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk