



Brancaster Drive, Lincoln



£225,000

- Semi-Detached House
- Bay Fronted
- Two Reception Rooms
- Upstairs Bathroom
- NO ONWARD CHAIN
- Three Bedrooms
- Freehold
- EPC rating D



Spacious bay fronted, three bedroom semi detached house. Positioned just outside the City centre with ideal links for local transport, shops, schools and a host of other amenities.

Internally the property offers Lounge, Dining Room and Kitchen to ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Externally to the front of the property there is a gravel driveway with space for two cars and to the rear of the property there is an enclosed lawned garden with patio area and shed. The property also benefits from Gas Central Heating, UPVC Double Glazing and being sold with NO ONWARD CHAIN.

Lounge

4.49m x 3.95m (14'8" x 13'0")

Bay window and door to front aspect, radiator and open to:

Dining Room

3.54m x 3.59m (11'7" x 11'10")

Window to rear aspect, radiator and door to stairs.

Kitchen

2.64m x 4.84m (8'8" x 15'11")

Window and external door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding cooker with extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer and radiator.



First Floor Landing

Access to roof space.

Bedroom 1

4.49m x 3.34m (14'8" x 11'0")

Two windows to front aspect and radiator.

Bedroom 2

2.75m x 3.59m (9'0" x 11'10")

Window to rear aspect and radiator.

Bedroom 3

2.64m x 2.63m (8'8" x 8'7")

Window to rear aspect and radiator.

Bathroom

1.7m x 2.21m (5'7" x 7'4")

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

Outside

To the front of the property there is a gravel driveway with parking for two cars and to the rear of the property there is an enclosed lawned garden with patio area and shed.

Agents 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



BRANCASTER DRIVE, LINCOLN, LN5 7UF

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other details 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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