



Station Road, Branston



£249,950

- Semi Detached Bungalow
- Two Double Bedrooms
- Sough After Village Location
- Detached Garage & Driveway
- Well Presented Throughout
- Low Maintenance Garden
- Freehold
- EPC rating D



WELL-PRESENTED Two Bedroom Semi-Detached Bungalow located in the sought-after village of Branston, just a short drive from Lincoln City Centre. Originally a three-bedroom property. The current owners have thoughtfully reconfigured the layout by combining two bedrooms to create a spacious and versatile larger bedroom. This property comprises of Hallway, Lounge/Dining Room, Two Double Bedrooms, Kitchen, Wet Room, Separate WC. Outside offers paved driveway for multiple cars, Detached Single Garage and a Great Sized Low Maintenance Garden.

Hallway

With loft access, entrances to all rooms and a radiator.

Lounge / Dining Room 19'11" x 13'11" (6.1m x 4.2m)

With windows to the front and side aspect of the property, gas fireplace and a radiator.

Kitchen 9'11" x 13'11" (3m x 4.2m)

With a window and door to the side aspect of the property, a range of base and eye level units with worktop, sink with drainer, built in oven, grill, induction hob, fridge freezer and space for other white goods.



Conservatory 11'1" x 6'2" (3.4m x 1.9m)

With windows to the front and side aspect of the property and a door to the front garden.

Wet Room 8'9" x 6'4" (2.7m x 1.9m)

With window to the rear aspect of the property, cupboard space, low level WC, pedestal sink, shower and heated towel rail.

WC

With window to the rear aspect of the property, low level WC, basin sink, wall mounted boiler and a radiator.

Bedroom One 10'10" x 19'2" (3.3m x 5.8m)

Originally two bedrooms, with window and French doors to the rear aspect of the property and a radiator.

Bedroom Two 12'11" x 11'11" (3.9m x 3.6m)

With window to to front aspect of the property, built in wardrobes and a radiator.

Outside Front

Gravelled garden and paved driveway for multiple cars.

Outside Rear

Low maintenance garden, with patio and gravelled areas, summer house and access to the single garage.

Agents Note

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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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