



Rectory Lane, Branston



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Freehold

OIRO £325,000

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## Key Features

- Dormer Bungalow
- Three Bedrooms
- Popular Village Location
- Two Reception Rooms
- Upstairs and Downstairs Shower Rooms
- Detached Garage & Driveway
- EPC Rating TBC





Well presented THREE BEDROOM Detached Dormer Bungalow located in the sought after village of Branston. Perfectly positioned within walking distance of the local Schools, Shops and Doctors. The property also benefits from Gas Central Heating and most windows being uPVC Triple Glazed.

The accommodation comprises Entrance Hall, Kitchen Diner, Lounge, Dining Room, Shower Room and Two Bedrooms to the ground floor. To the first floor, Master Bedroom and Shower Room. Outside the property to the front, there is a walled garden with path to the entrance and driveway leading to a detached single garage. To the rear of the property there is an enclosed garden with patio and artificially lawned area.

### Porch

External door to front aspect.

### Entrance Hall

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

### Lounge

16'3" x 12'5" (5m x 3.8m)

Window to front aspect and side aspect and radiators.

### Kitchen

14'9" x 10'9" (4.5m x 3.3m)

External door to side aspect and window to front aspect. Fitted with a range of modern wall and base unit with worktops over, sink with drainer, electric single oven, integrated microwave, four ring induction hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, space for tumble dryer and radiator.

### Dining Room

10'11" x 10'9" (3.3m x 3.3m)

Patio doors to side aspect and radiator.

### Bedroom One

13'11" x 10'6" (4.2m x 3.2m)

Window to rear aspect, wardrobe, storage cupboard and radiator.

### Bedroom Three

10'9" x 7'4" (3.3m x 2.2m)

Window to side aspect and radiator.

### Downstairs Shower Room

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin, extractor and radiator.

### Landing

Window to side aspect and fitted with a range of storage cupboards and access to roof space.

### Bedroom Two

15'5" x 10'9" (4.7m x 3.3m)



Window to rear aspect, fitted wardrobes and radiator.

### Upstairs Shower Room

Window to side aspect and fitted with corner shower cubicle, low level WC, wash hand basin and radiator.

### Outside

To the front of the property there is a walled landscaped garden with path leading to the front door and driveway leading to a detached single garage. To the rear of the property there is an enclosed walled garden with patio area and artificial grass area.

### Agents Note

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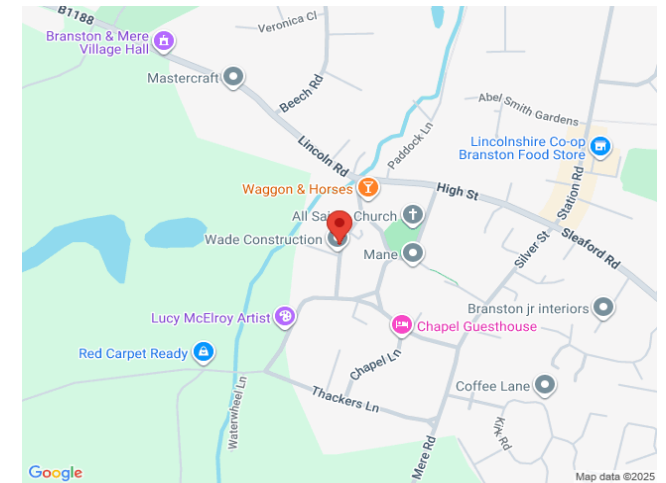


# Floorplan



MAES KNOLL, 11 RECTORY LANE, BRANSTON, LN4 1NA

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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