



Magnolia Close, Branston



**£199,950**

- Detached Bungalow in Cul de Sac Position
- Two Double Bedrooms & Shower Room
- Lounge Diner & Kitchen to the Rear
- Gardens, Drive & Garage
- No Onward Chain
- Gas Central Heating
- Freehold
- EPC rating TBC



**TWO DOUBLE** Bedroom Detached Bungalow situated in a cul de sac position within the popular village of Branston which has a variety of amenities and is Southeast of Lincoln city. No Onward Chain. The accommodation comprises Reception Entrance Hall, Lounge Diner, Kitchen, Two Double Bedrooms and Shower Room. Outside Gardens front and rear, with driveway leading to the Detached Garage. The property benefits from Gas Central Heating and uPVC double glazing.

### Entrance Hall

Door to front aspect, radiator and loft access which has a pulled down ladder, power and lighting.

### Lounge

11'5" x 18'1" (3.5m x 5.5m)

Window into hallway and window to rear aspect. Radiator and gas fire with decorative surround.

### Dining Room

10'0" x 7'6" (3m x 2.3m)

Door to rear aspect and radiator.



## Kitchen

11'9" x 9'8" (3.6m x 2.9m)

Door to side aspect and window to rear aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Extractor and tiled flooring.

## Bedroom One

9'6" x 14'4" (2.9m x 4.4m)

Window to front aspect and radiator.

## Bedroom Two

9'9" x 10'3" (3m x 3.1m)

Window to side aspect and radiator.

## Shower Room

8'5" x 6'0" (2.6m x 1.8m)

Window to side aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Wall mounted boiler housed in storage area. Radiator and part tiled walls.



## Outside

To the front of the property is a lawned garden with borders of mature plants and shrubs. Driveway to the side of the property leads to the detached garage. Pathway leads to the entrance. To the rear of the property is an enclosed garden with decking area and steps to a lawned garden with mature trees, plants, shrubs and flowers.

### Detached Garage

8'0" x 16'0" (2.4m x 4.9m)

Up and over door.

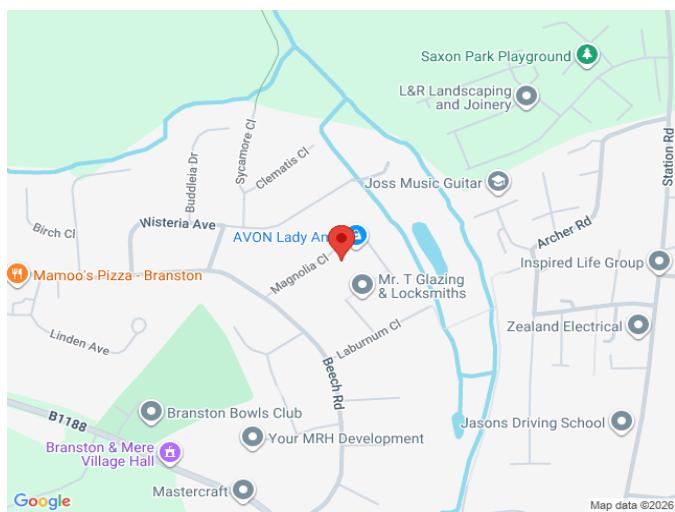
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## Floorplan



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.  
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