



- OPEN HOUSE - Call To Book Your Slot
- Detached Home Built-In 2022
- Extended Ground Floor Accommodation
- Four Generous Bedrooms
- Views Of Lincoln Cathedral
- Superb Plot & Parking Provisions
- Built By Cyden Homes With 10 Year NHBC Guarantee
- EPC Rating: B 85

Craig Road, Branston, LN4 1GW  
Offers Over £425,000



NOW AVAILABLE FOR VIEWING DURING OUR TWO UPCOMING OPEN HOUSE EVENTS - CALL TO BOOK YOUR SLOT.

Occupying an exclusive position among only four residences, this immaculate four-bedroom detached home is now available for viewing during our two upcoming open house events, held conveniently both midweek and over the weekend to suit your schedule.

This property is a masterclass in modern family living, having been thoughtfully extended to provide generous proportions while offering a rare blend of quiet surroundings and village-life convenience. From its peaceful setting, residents enjoy seamless access to local transport links, highly-regarded schools, and a variety of local amenities, all while overlooking rolling fields and distant views of Lincoln Cathedral.

The interior finish is impressive throughout, centered on a sophisticated kitchen diner, designed for both daily life and entertaining. This space features the builder upgraded kitchen package which includes premium quartz worktops and a full suite of high-specification Neff appliances; an integrated dishwasher, oven, grill, and a four-ring gas hob. Upon entering the home you are welcomed by a hallway with newly upgraded glass balustrade and access to a downstairs WC. For relaxation, the home features a superb formal lounge and a brilliant garden room overlooking the rear exterior, but the true highlight is the spectacular sun room.

The Sun Room addition was completed in early 2024, serving as a year-round sanctuary, framing uninterrupted, panoramic views across open fields and towards the famous Lincoln skyline. Sleeping arrangements comprise four spacious double bedrooms, led by a master suite that includes bespoke built-in wardrobes, feature wall panelling with ambient lighting and a contemporary en-suite shower room. All bedrooms benefit from the use of a family bathroom accessed from a spacious landing. The commitment to quality continues externally; A block-paved driveway provides parking for up to six vehicles alongside a convenient single garage. Designed for low-maintenance enjoyment, both the front and rear gardens are laid with artificial lawn, with the rear also featuring a dedicated patio area ideal for alfresco dining against the backdrop of the impressive views.

Boasting an impressive EPC rating of B and falling within council tax band E, this Cyden Homes build represents a highly energy-efficient choice for the discerning buyer. Every inch of the property has been meticulously maintained, offering a "turn-key" opportunity in a sought-after location. The build was completed in 2022 and features a 10 Year NHBC Guarantee from 2022.

Council tax band: E. Freehold.



## Entrance Hall

Composite door to the front aspect, porcelain tiled flooring, a radiator, and stairs rising to the first floor with upgraded glass balustrade. Access to the lounge, kitchen diner and the downstairs WC.

## Downstairs WC

Low-level WC, a radiator, a corner hand-wash basin unit, and an extractor.

## Lounge

16' 1" plus bay x 10' 8" (4.90m x 3.25m)

A uPVC double-glazed bay window to the front aspect, featuring wood panelling, and a vertical radiator. Access to:

## Kitchen Diner

26' 11" x 11' 6" max (8.20m x 3.50m)

Porcelain tiled flooring throughout, builder upgraded kitchen package which features premium quartz worktops with a shaker style kitchen and eye and base level units, Neff integrated appliances such as oven and grill, 4-ring hob and an extractor hood, an integrated fridge freezer, a dishwasher and space for utility appliances. Two uPVC double-glazed windows to the rear aspect, an external obscured uPVC door to the side aspect, dining space with access into the extended sun room, and a garden room.

## Garden Room

11' 11" x 9' 11" (3.63m x 3.02m)

A uPVC double-glazed window to the rear aspect and French doors leading onto the rear exterior, porcelain tiled flooring and a radiator.

## Sun Room

18' 9" x 10' 1" (5.71m x 3.07m)

Completed in 2024 and fitted by Starglaze. With building regulations and planning permissions granted. The room is of uPVC construction with a brick base, a fully insulated roof, French doors leading onto the rear garden, integrated blinds, 2 feature skylights, a vertical radiator, power, TV, and internet/broadband points.

## First Floor Landing

Loft access - insulated, no boarding, no ladder. Airing cupboard with a hot water tank. Access to 4 bedrooms and a bathroom.

## Master Bedroom

13' 5" to wardrobe x 10' 10" (4.09m x 3.30m)

A uPVC double-glazed window to the front aspect, a radiator, upgraded built-in wardrobes and a feature wood panelled wall with ambient lighting. Access to:

## En-Suite

7' 4" max x 6' 7" max (2.23m x 2.01m)

A vanity hand wash basin unit with storage, a low-level WC, a chrome heated hand towel rail, a shower cubicle, a uPVC double-glazed obscured window to the front aspect, an extractor unit, and a shaver point.

## Bedroom 2

14' 1" max x 12' 2" max (4.29m x 3.71m)

A uPVC double-glazed window to the front aspect, a radiator, and a freestanding wardrobe to be included with the sale.

## Bedroom 3

10' 8" x 9' 3" (3.25m x 2.82m)

A uPVC double-glazed window to the rear aspect and a radiator.

## Bedroom 4

10' 8" x 9' 4" (3.25m x 2.84m)

A uPVC double-glazed window to the rear aspect and a radiator.

## Bathroom

7' 7" x 6' 3" (2.31m x 1.90m)

Three-piece suite comprising a panelled bath with a showerhead over and tiled surround, a low-level WC, a vanity hand wash basin unit, an extractor unit, and a uPVC double-glazed obscured window to the rear aspect.

## Outside Rear

Enclosed garden with an extended patio area. Being mostly laid to artificial turf, enclosed with fenced perimeters, external water and power source. Side access to the front of the property.

## Outside Front

Extended block-paved driveway with parking for a minimum of 6 vehicles. Enclosed with fenced perimeters finished with artificial turf surround. Access to an integral garage.

## Integral Garage

An up-and-over door, a wall-mounted gas central heating condensing boiler, and a consumer unit.

## Agents Note 1

It is reported that six months after the site has been completed construction there will be an annual communal charge of £250. This is a projected estimate, and yet to be confirmed by the builder or the current owner.





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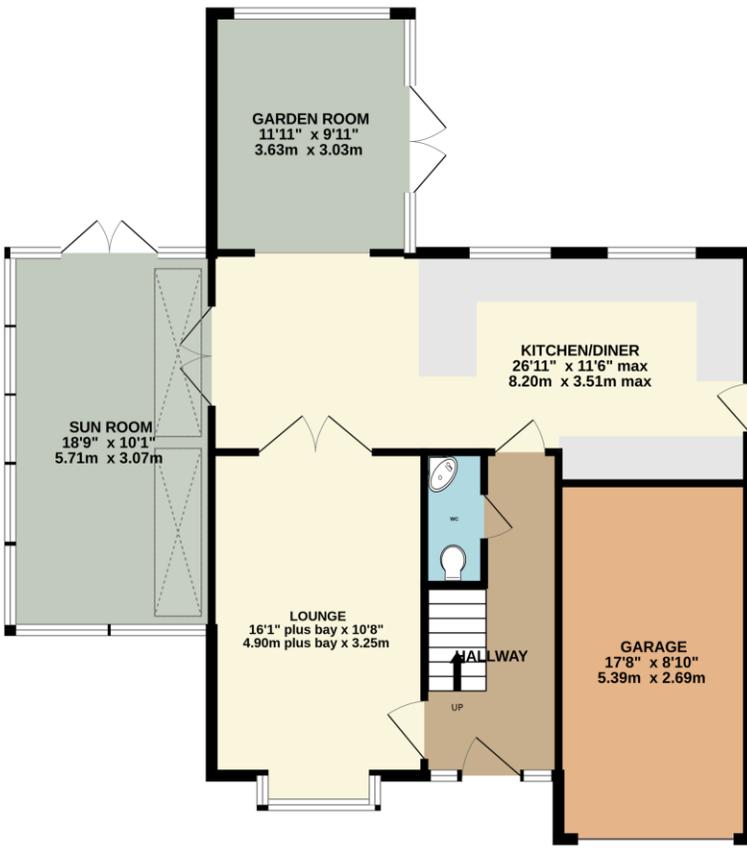


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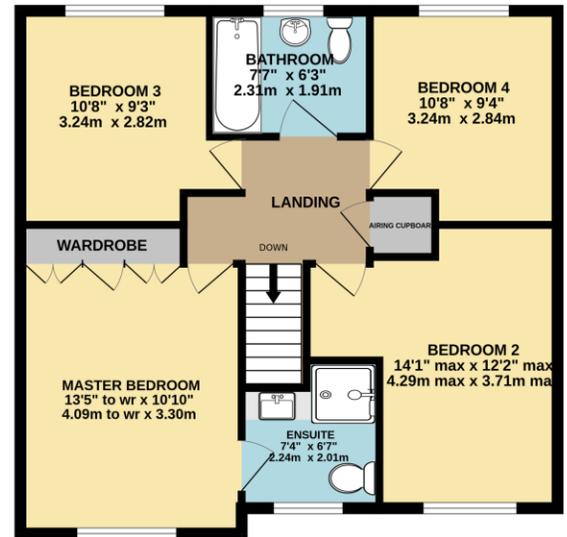


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GROUND FLOOR  
1045 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.1 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.  
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