



- Substantial Detached Bungalow
- Lake & Countryside View
- Approx 2,700 Sq Ft
- 5 Bedrooms, Master En-Suite
- Approx 0.5 Acres
- Large Driveway & Double Garage
- Workshop & Other Garden Stores
- Call Today To View!

Moor Lane, Branston Booths, LN4 1JE  
£600,000





Starkey&Brown are delighted to offer for sale a substantial, individually designed detached bungalow, which stands upon approximately 0.5 acres, in an enviable elevated lakeside position with views over local countryside.

The property extends to approximately 2,700 sq ft (including garage) and benefits from a range of eco-friendly features which deliver remarkably low running costs. Spacious and very well presented accommodation briefly comprises reception hallway, cloakroom, 20'6" sitting room with French doors leading to conservatory, 13'7" formal dining room which also has French doors to the garden, impressive 17'6" kitchen with large central island unit, spacious utility, four generous double bedrooms, additional fifth bedroom/home office, ensuite wet room to the master bedroom, and a large family bathroom with four piece suite.

Outside the property has a large gated driveway with remote control gates, a double garage, a substantial timber workshop, a range of other outbuildings and garden stores, and a superb sloping rear garden which overlooks the local lake and adjacent countryside.

Viewing is considered essential in order for the property to be fully appreciated. Council tax band: F. Freehold.



## Eco-friendly features

The property benefits from solar panels, which are owned outright. Electric vehicle charging point and 5kw battery, which results in remarkably low running costs. Further information on utility bills, etc., can be made available upon request. Call Satarkey&Brown for further information.

## Reception Hallway

Having a uPVC front entrance door, laminate wood effect flooring, 2 radiators, coved ceiling, wall lights, and a large cloak cupboard.

## Cloakroom

Having a low-level WC, a wash hand basin set in a vanity unit, laminate wood effect flooring, a radiator, a coved ceiling, an extractor, and ample storage space for coats and boots.

## Sitting Room

20' 6" x 19' 7" (6.24m x 5.96m)

Having a modern electric log-electric fireplace with granite hearth, inset and wooden surround, 2 radiators, wall lights, coved ceiling, and French doors into:

## Conservatory

16' 0" max x 15' 7" max (4.87m x 4.75m)

Being of uPVC construction with brick built base and having fitted window blinds, laminate wood effect flooring, 2 radiators and French doors with views over the garden, lake, and countryside beyond.

## Dining Room

13' 7" x 13' 7" (4.14m x 4.14m)

Having a radiator, coved ceiling, wall lights, and French doors with views over the garden, lake and countryside beyond.

## Kitchen

17' 6" x 13' 7" (5.33m x 4.14m)

Having a range of matching wall and base units, concealed pelmet lighting, 2 larder units, 2 frosted glass display cabinets, large central island unit with breakfast bar and 'pop up' power points, one and a half bowl single drainer sink unit with mixer taps over and tiled splash backs, rangemaster cooking range with cookerhood over, space for an Amercian style fridge-freezer, integral dishwasher, integral microwave, concealed bins, wood effect luxury vinyl flooring, a radiator and coved ceiling.

## Utility

13' 7" x 7' 4" (4.14m x 2.23m)

Having a range of matching wall and base units, single drainer sink unit with mixer taps over and tiled splash backs, plumbing for washing machine, laminate wood effect flooring, radiator, coved ceiling, uPVC door to side and door leading into garage.

## Master Bedroom

15' 7" x 12' 3" min (4.75m x 3.73m)

Having fitted wardrobes, a radiator, coved ceiling, an air conditioning unit, a ceiling fan, a window with views over the garden, lake, and countryside beyond. Access to a boarded and insulated loft with a loft ladder and lighting.

## En-Suite Wet Room

Having a luxury 3-piece suite comprising a large walk-in shower area with a mains-fed rainfall shower, additional handheld shower, and anti-slip flooring, wall hung wash hand basin set in a vanity unit, a low-level WC, a heated towel rail, attractive tiled walls, a coved ceiling, LED downlights, and an extractor.

## Bedrom 2

12' 0" x 10' 0" (3.65m x 3.05m)

Having a radiator and a coved ceiling.

## Bedroom 3

13' 7" x 10' 0" (4.14m x 3.05m)

Having a radiator and a coved ceiling.

## Bedroom 4

10' 3" x 10' 0" (3.12m x 3.05m)

Having a radiator and a coved ceiling.

## Bedroom 5/Office

11' 8" x 7' 4" (3.55m x 2.23m)

Being currently utilised as a snug and having laminate wood effect flooring, a radiator, and a coved ceiling.

## Family Bathroom

Having a spacious 4-piece suite comprising tiled shower cubicle with mains-fed shower and a glass shower door, a panelled bath, a wash hand basin set in a vanity unit, a low-level WC, herringbone effect vinyl flooring, a heated towel rail, part tiled walls, a coved ceiling, and an extractor.

## Outside Front

To the front, the property is approached by a private gravelled driveway with remote control double gates leading to a further block paved and gravelled driveway with parking and turning space for several vehicles. Double wooden gates extend to the side, offering further parking space if required, a 7 kw electric vehicle charging point, outside lighting, a resin pathway leading to the front entrance door, and a single gate at the opposite side leading to the side garden.

## Double Garage

19' 6" x 19' 6" (5.94m x 5.94m)

Having a remote control roller shutter door, power and light, central heating boiler, hot water cylinder, window to the side, and door into the utility. Access to a second boarded and insulated loft area with a loft ladder and lighting.

## Outside Rear

To the rear of the property is a generous sloping garden with views over adjacent lake and local countryside. Being mainly laid to lawn and extending to the side of the property with a large patio area, workshop, a range of additional garden stores, outside lighting, a cold water tap, and an additional gated lakeside patio area.

## Workshop

18' 8" x 18' 8" (5.69m x 5.69m)

Being of substantial timber construction with power and light, an insulated roof, double wooden front entrance doors, an additional side door, and 2 windows.





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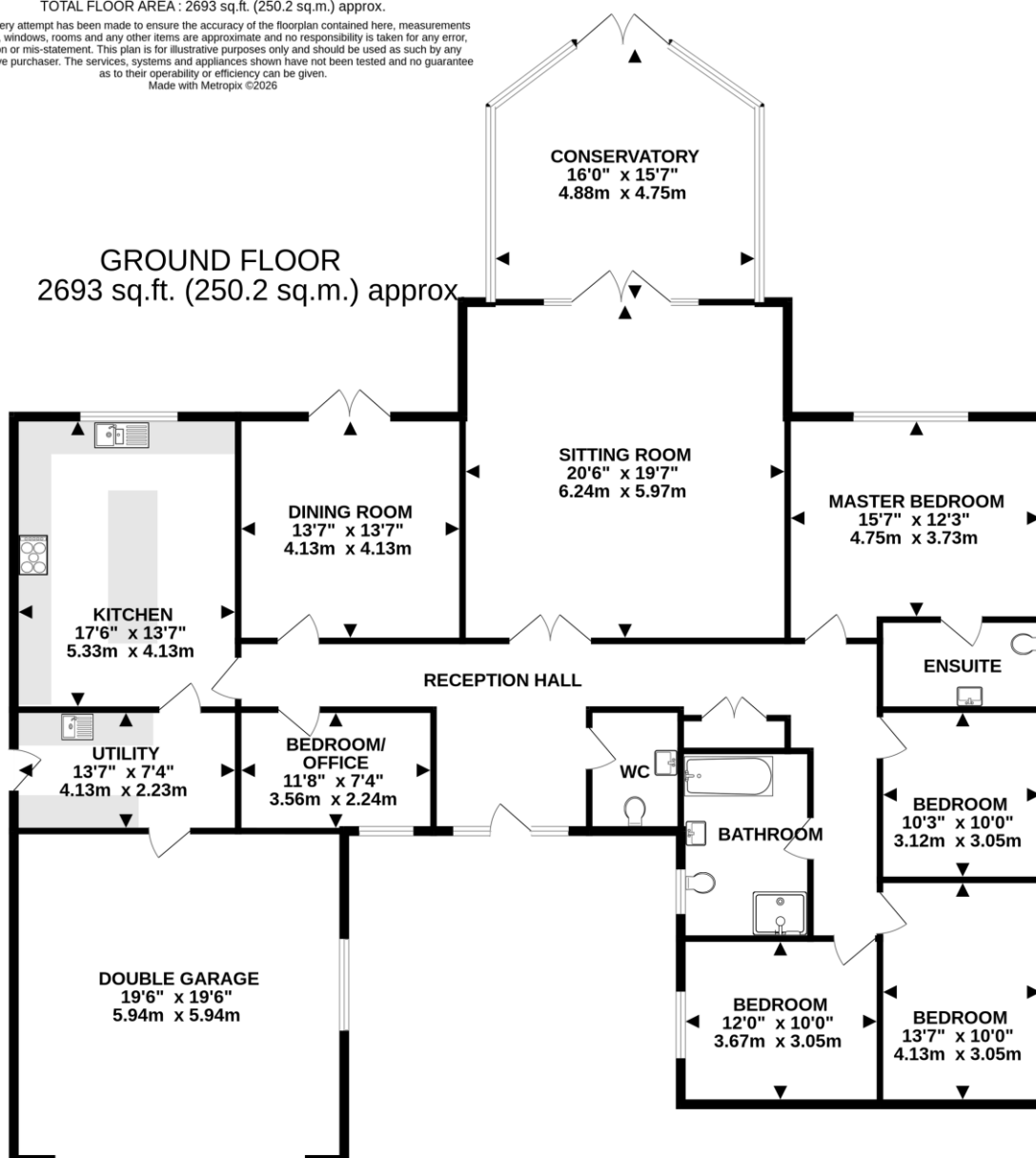


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TOTAL FLOOR AREA : 2693 sq.ft. (250.2 sq.m.) approx.

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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## GROUND FLOOR 2693 sq.ft. (250.2 sq.m.) approx



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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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