



- Modern End Terraced House
- Three Bedrooms
- Two Bathrooms
- Three Floors

- Generous Rear Garden
- Off Street Parking For Two Cars
- Popular Family Location
- Built In 2021 By Taylor Wimpey

Kirk Road, Branston, LN4 1FQ
£250,000





An exceptional and contemporary three-bedroom family home, constructed in 2021 by reputable builders Taylor Wimpey and meticulously maintained by its original owners since new. Perfectly situated on Kirk Road, Branston, this beautifully presented residence is arranged over three versatile floors, offering a stylish and practical living space tailored for modern families. The accommodation features a sleek high-gloss fitted kitchen complete with premium integrated appliances, an expansive lounge/diner that flows seamlessly to the outdoors, and an entire second floor dedicated to a private principal bedroom suite. Externally, the property benefits from off-road parking for two vehicles, gated side access, and a fully enclosed rear garden with a stone patio area. Situated in this highly desirable village, the property offers a vibrant community lifestyle within walking distance of excellent schooling, including Branston Community Academy, plus a local Co-op, medical practice, pharmacy and a traditional village pub. For commuters, Lincoln city centre is just 4 miles away, reachable in under 15 minutes by car or via regular, direct local bus routes. Council tax band: C. Freehold.



Entrance Hall

Approached via a secure front entrance door, this welcoming hallway features a staircase rising to the first floor, a central heating radiator, and functional under-stairs storage space. Doors lead to the ground floor cloakroom, kitchen, and lounge/diner.

Cloakroom WC

Conveniently located guest facilities fitted with a modern two-piece suite comprising a low-level WC, a pedestal wash hand basin, and a central heating radiator.

Kitchen

11' 0" max x 9' 0" (3.35m x 2.74m)

A sleek, contemporary kitchen featuring a uPVC double-glazed window to the front elevation. Fitted with a stylish range of high-gloss wall and base units with complementary work surfaces over, an inset one-and-a-half bowl sink and drainer, an integrated double oven, and a gas hob with an extractor fan above. Further enhancements include an integrated dishwasher, tiled splashbacks, and durable laminate flooring.

Lounge/Diner

15' 7" x 12' 2" (4.75m x 3.71m)

An expansive, light-filled reception room featuring uPVC double-glazed windows and matching double doors that open out directly onto the rear garden. The room provides comfortable space for a formal family dining table and seating, finished with carpeted flooring and central heating radiators.

First Floor Landing

Stairs lead up from the entrance hallway, giving access to the first-floor bedrooms, family bathroom, and a dedicated further staircase rising up to the principal bedroom suite.

Bedroom 2

15' 8" x 11' 8" (4.77m x 3.55m)

A generously sized, well-proportioned bedroom featuring two uPVC double-glazed windows overlooking the rear aspect, finished with carpeted flooring and a central heating radiator.

Bedroom 3

9' 4" x 8' 5" (2.84m x 2.56m)

A versatile bedroom with a uPVC double-glazed window to the front elevation, complete with carpeted flooring and a central heating radiator.

Family Bathroom

Fitted with a contemporary three-piece suite serving the first-floor bedrooms, offering clean and neutral finishes.

Second Floor Principal Bedroom

21' 0" to back of wardrobes x 15' 8" max (6.40m x 4.77m)

Occupying the entire top floor to provide a private, peaceful retreat, this main bedroom features a uPVC double-glazed window to the front aspect, convenient built-in wardrobes, neutral carpeted flooring, decorative wall lighting, and a central heating radiator.

En-Suite

Serving the principal bedroom, this modern suite features a double-glazed skylight to the rear elevation. It is equipped with a shower cubicle, a low-level WC, a wash hand basin with integrated storage underneath, fully tiled walls, and practical vinyl flooring.

Outside Front

The front aspect features dedicated off-road parking for two vehicles, a paved pathway leading to the main entrance door, and a secure timber gate providing side pedestrian access to the rear.

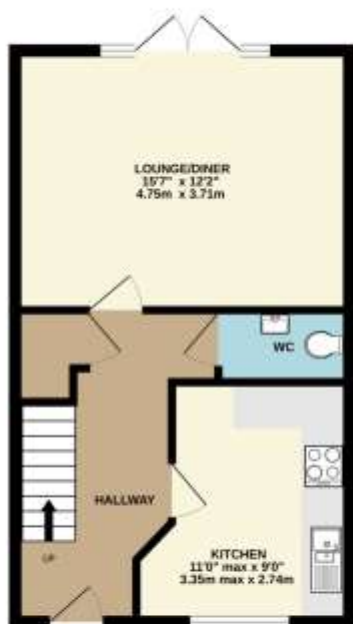
Outside Rear

A well-maintained, fully enclosed garden bordered by timber fence panels. The outdoor space is predominantly laid to lawn and complemented by a stone patio area, providing an ideal space for outdoor dining and entertaining.





GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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.
Made with Metropix ©2006

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOU R LOCAL PROPERTY PEOPLE