



Fairleas, Branston, Lincoln, LN4 1NW

welcome to
Fairleas, Branston, Lincoln

This substantially extended and spacious four bedroom detached family home sits within a hugely popular residential location within walking distance of the heart of Branston village and all of its amenities. This well presented home also benefits from schooling and transport links nearby.



Entrance Hall

With double glazed door and obscured double glazed window to the front, stairs rising to first floor, two radiators, under stairs cupboard and engineered wood flooring.

Kitchen / Breakfast Room

11' 2" x 11' 1" (3.40m x 3.38m)

With double glazed window to the rear, a modern fitted kitchen in a range of wall and base units with pull out storage and wooden work surfaces, built in dishwasher, inset sink and drainer, range cooker with wall mounted Rangemaster hood over, radiator, engineered wood flooring, inset ceiling lights, space for fridge freezer and door to:-

Utility Room

10' 8" max x 9' 7" max (3.25m max x 2.92m max)

With double glazed door and window to the rear, matching modern wall and base units with wooden work surfaces, inset sink and drainer, space for washing machine, space for dryer, radiator, engineered wood flooring and wall mounted Worcester gas central heating boiler.

Downstairs Wc

With wc, wash hand basin with vanity under, extractor fan and engineered wood flooring.

Dining Room / Family Room

11' 2" x 9' 8" (3.40m x 2.95m)

With double glazed double doors opening to the Conservatory/Sun Room, engineered wood flooring and coving to the ceiling.

Lounge

14' 6" x 11' 3" (4.42m x 3.43m)

With double glazed window to the front, coving to the ceiling and double glazed double doors opening to the Dining Room/Family Room.

Conservatory / Sun Room

13' 8" max x 11' max (4.17m max x 3.35m max)

Of a quarter brick and uPVC construction with solid roof, inset ceiling lights, radiator, engineered wood flooring, double glazed windows to the side and rear, and double glazed double doors opening to the rear garden.

First Floor Landing

With loft access point, coving to the ceiling and generous built in storage cupboard.

Bedroom One

17' 2" x 10' 9" (5.23m x 3.28m)

With double glazed window to the front, radiator and door to:-

En Suite

10' 9" x 5' 3" (3.28m x 1.60m)

With double glazed window to the rear, corner shower unit, wc, wash hand basin, tiling to the walls and floor, radiator and extractor fan.

Bedroom Two

14' 9" max into recess x 11' 3" max into recess (4.50m max into recess x 3.43m max into recess)

With double glazed window to the rear, coving to the ceiling and radiator.

Bedroom Three

14' 9" x 11' 3" (4.50m x 3.43m)

With double glazed window to the front, coving to the ceiling and radiator.

Bedroom Four

9' 9" max incl stair rise x 7' 7" max incl stair rise (2.97m max incl stair rise x 2.31m max incl stair rise)

With double glazed window to the front.

Bathroom

With obscured double glazed window to the rear, bath with wall mounted shower and fitted screen, wash hand basin with vanity under, tiling to the walls and floor, radiator, inset ceiling lights and extractor fan.

Separate Wc

With obscured double glazed window to the rear, wc, tiling to the walls and floor, radiator and inset ceiling lights.

Integral Garage

16' 9" x 10' 10" (5.11m x 3.30m)

With electric up and over door, pedestrian door opening to Utility Room, power and light.



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welcome to

Fairleas, Branston Lincoln

- SPACIOUS AND MODERN DETACHED FAMILY HOME
- FOUR GENEROUS BEDROOMS
- FRONT AND REAR GARDENS
- EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£355,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR120760 - 0007

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