



**Lincoln Road, Branston, Lincoln, LN4 1NX**



**william  
h brown**

**welcome to**  
**Lincoln Road, Branston, Lincoln**

Early viewing is essential for this spacious detached home located on a generous plot within the sought after and well serviced village of Branston. Boasting front and rear gardens, ample driveway parking, detached double garage and en suite to the main bedroom!



**Entrance Hall**

With double glazed front door.

**Lounge**

With double glazed bay window to the front, fireplace, wooden flooring and two radiators.

**Dining Room**

With double glazed windows to the side and front, double doors opening to the front, stairs rising to the first floor, wooden flooring and radiator.

**Kitchen**

With two double glazed windows to the side, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, space for cooker with extractor fan over, part tiling to the walls, integral dishwasher and feature brick surrounded alcove.

**Utility Room**

With double glazed door opening to the rear garden, double glazed windows to the rear and side, a range of wall and base units, space and plumbing for washing machine, space for fridge freezer, space for dryer and stainless steel sink and drainer.

**Bathroom**

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin, tiling to the floor

**Bedroom Two**

With double glazed windows to the side and rear, wooden flooring and radiator.

**Bedroom Three**

With double glazed window to the side, laminate flooring and radiator.

**First Floor Landing**

With stairs rising from Dining Room.

**Bedroom One**

With double glazed window to the side, built in storage, carpet flooring and radiator.

**En Suite**

With shower cubicle, wc, wash hand basin, part tiling to the walls and radiator.

**Detached Double Garage**

Currently comprising of an office space and workshop space, both with power and light as well as the office space benefitting from heating.

**Outside**

Property benefits from a generous driveway to the front providing off road parking for numerous vehicles, extending to both the side and rear. Alongside the driveway is a spacious hedge and shrub bordered area of lawn. To the rear is a further generous garden with a large patio area ideal for seating and outdoor dining, a large area of lawn and mature shrubs.



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## Lincoln Road, Branston, Lincoln

- SPACIOUS DETACHED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS PLOT
- AMPLE DRIVEWAY PARKING

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

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123790 - 0005

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