



- Renovated 1900's Period Home
- Semi-Detached House
- Three Bedrooms
- Charming Interiors Throughout

- First Floor Shower Room & Ground Floor WC
- 15'11" Living Room & Utility Room
- Generous Rear Garden & Outbuildings

Johnsons Villas, Branston, LN4 1NE  
£199,950





Johnsons Villa is a beautifully modernised three-bedroom semi-detached home dating back to the early 20th century. Tucked away in the sought-after village of Branston, this property perfectly balances its original character features, such as exposed wooden flooring and traditional alcoves, with renovations across two floors. The interior has been thoughtfully updated to suit modern living, highlighted by a timeless Shaker-style kitchen featuring solid wooden worktops and a classic Belfast sink alongside integrated Hoover and Cookology appliances. Further premium enhancements include a first-floor shower suite complete with metro tiling and a mains-fed rainfall shower, a practical ground-floor utility conversion with a separate cloakroom/WC, and impressive living room which features exposed wooden flooring, decorative fireplace and alcove storage. The living room features newly added French doors which along with the large front facing window, create an abundance of natural light and bridge the indoor-outdoor living space. Externally, the property stands out for its generous plot size. It boasts a spacious, private rear garden with mature trees, a 15ft versatile outbuilding with internal power, a large lawned front garden, and a private driveway providing ample off-road parking for multiple vehicles. The vibrant village of Branston offers an exceptional community atmosphere combined with local amenities. Families are well catered for with the highly regarded Branston Community Academy and local primary schooling within easy reach. The village retains a bustling, self-contained hub featuring a Co-op food store, a doctor's surgery, a pharmacy, and a diverse range of independent local businesses. Located just 4 miles south-east of Lincoln City Centre, residents enjoy the perfect balance of village life with a quick 15-minute drive or regular bus links directly into the historic city. Council tax band: A. Freehold.



## Entrance Porch

Approached via a secure uPVC front door with a uPVC double-glazed surround. Finished with practical tiled flooring that flows directly into the main hallway.

## Entrance Hallway

Featuring continued tiled flooring that leads through to the kitchen and stairs. Complete with carpeted stairs rising to the first floor and access doors to both the kitchen and living room.

## Kitchen

10' 8" x 7' 10" (3.25m x 2.39m)

A modern kitchen fitted with a timeless range of Shaker-style wall and base units, complemented by solid wooden worktops and a classic Belfast sink. Tiling is applied to the splashback surrounds, and the floor has matching tiling to the entrance hallway. Integrated appliances include a Hoover oven, a Cookology four-ring hob, and a fridge-freezer. The room also houses the gas central heating boiler and features dual-aspect uPVC double-glazed windows with fitted blinds, a single radiator, and a deep under-stairs storage cupboard. There is then access that leads through to the rear lobby.

## Rear Lobby

The rear lobby features a uPVC external door to the garden and grants access to the utility and downstairs WC.

## Utility Room

5' 7" x 4' 8" (1.70m x 1.42m)

Converted from a former bathroom into a dedicated laundry space with vinyl flooring, a wooden worktop counter, a single radiator, power points, and plumbing/space for a washing machine and dryer. A side-aspect uPVC window includes a fitted blind.

## Downstairs WC

2' 7" x 4' 8" (0.79m x 1.42m)

Equipped with a low-level WC, a compact corner pedestal wash hand basin, a chrome heated towel rail, partial tile surround, and an obscured uPVC window to the rear.

## Living Room

15' 11" x 10' 10" (4.85m x 3.30m)

A bright and spacious dual-aspect reception room featuring beautifully exposed character wooden flooring. The room is detailed with a decorative fireplace set on a tiled base, a built-in alcove storage cupboard with shelving, and coving to the ceiling. A uPVC double-glazed window faces the front, while the newly fitted uPVC French doors open directly onto the patio.

## First Floor Landing

With a uPVC double-glazed window overlooking the rear garden, a single radiator, and access to all first-floor accommodation.

## Master Bedroom

10' 7" x 9' 3" min (3.22m x 2.82m)

A spacious double bedroom with a uPVC double-glazed window to the front aspect. Includes a single radiator, space for a wardrobe, a wall-mounted TV point, and twin sets of power points positioned for bedside use.

## Bedroom 2

12' 5" max x 8' 0" (3.78m x 2.44m)

A second well-proportioned double bedroom featuring a front-facing uPVC double-glazed window and a single radiator.

## Bedroom 3

8' 3" x 7' 8" (2.51m x 2.34m)

An ideal single bedroom, nursery, or dedicated home office. Features a uPVC double-glazed window to the rear aspect with a fitted blind and a single radiator.

## Shower Room

6' 1" x 4' 10" (1.85m x 1.47m)

Stylishly renovated, and comprising a walk-in shower cubicle with a mains-fed system and a classic rainfall showerhead. The room is detailed with a partial metro tile surround, a low-level WC, a pedestal wash hand basin, a heated towel rail, an extractor fan, and a uPVC obscured window to the rear.

## Rear Garden

A generous, fully enclosed rear garden bordered by mature hedged perimeters for excellent privacy. The area is predominantly laid to lawn with a dedicated concrete and paved patio area perfect for outdoor seating. A central pathway connects the top and bottom of the garden, which is dotted with mature shrubs, raised planters, and an established pear tree. Storage options include a timber garden shed and a former brick-built coal house.

## Non-Brick Outbuilding

15' 0" x 9' 6" (4.57m x 2.89m)

A highly versatile outbuilding located in the rear garden. Fully fitted with carpeted flooring and installed power points, offering brilliant potential for a home gym, hobby room, workshop, or substantial dry storage space.

## Front Garden & Driveway

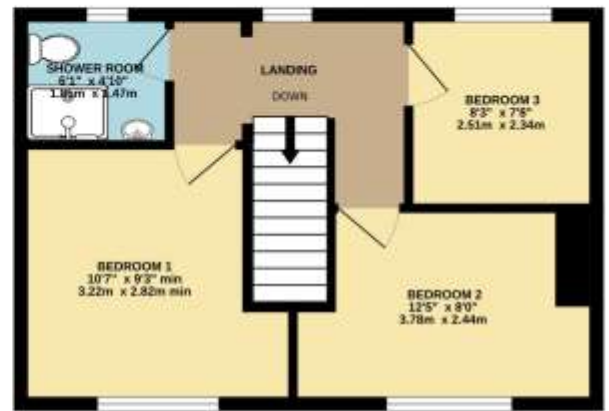
To the front, the property enjoys excellent curb appeal with a sizable lawned garden enclosed by neat hedged boundaries. A private driveway runs alongside, providing ample off-road parking for multiple vehicles. Please note that the garage located adjacent to the driveway is council-owned.





GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

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