



**Lincoln Road, Branston LINCOLN LN4 1PE**



**welcome to**

**Lincoln Road, Branston LINCOLN**

Early viewing is essential for this distinctive period cottage situated in the sought after village of Branston. This cottage offers a range of original features and benefits throughout, such as the driveway, garage, enclosed courtyard and spacious downstairs area.



## Dining Room

11' 10" x 16' 10" ( 3.61m x 5.13m )

With double glazed bay window to the front, front door, tiled flooring, stairs rising to first floor, feature brick built fireplace, exposed beam, radiator and internal doors accessing the Lounge and Kitchen.

## Lounge

20' x 12' ( 6.10m x 3.66m )

With double glazed bay window to the side, double glazed window to the front, feature fireplace, two radiators, wooden flooring, exposed beams and internal window opening to Rear Porch.

## Kitchen

17' 11" x 6' 6" ( 5.46m x 1.98m )

With double glazed windows to the side and front, a fitted kitchen in a range of wall and base units with work surfaces, electric hob, integral electric oven, stainless steel sink and drainer, space for fridge freezer, tiled flooring, part tiling to the walls, space for washing machine, space for dryer, boiler and door opening to:-

## Rear Porch

With double glazed windows to the rear and side, double glazed door opening to the rear and tiling to the floor.

## Landing

With double glazed window to the front and carpet flooring.

## Bedroom One

19' x 12' 4" ( 5.79m x 3.76m )

With double glazed windows to the front and side, carpet flooring, two radiators, small fireplace and loft access point.

## Bedroom Two

11' 2" x 10' 8" ( 3.40m x 3.25m )

With double glazed windows to the side, carpet, radiator and small fireplace.

## Bathroom

With obscured double glazed window to the rear, bath, wash hand basin with vanity unit under, radiator, vinyl flooring, built in storage and door to:-

## Separate Wc

With obscured double glazed window to the side, wc, wash hand basin with vanity unit under and vinyl flooring.

## Rear Garden

Private fully enclosed courtyard garden with gated access.

## Front Garden

With shared driveway providing off road parking, detached garage, shed and greenhouse.



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## **Lincoln Road, Branston LINCOLN**

- CHARACTERFUL PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE & SEPARATE DINING ROOM
- DRIVEWAY & GARAGE
- LOCAL AMENITIES, TRANSPORT LINKS & SCHOOLING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR122558 - 0013

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