



37 Kirk Road
Branston, LN4 1FQ



Book a Viewing!

£310,000

Situated within the highly sought after Windmill Meadow development in Branston, this stylish Three Bedroom Detached Home is filled with natural light and offers beautifully presented, deceptively spacious accommodation throughout. The property features a welcoming Entrance Hall, Cloakroom/WC, an impressive, light filled Lounge and a high specification Kitchen/Diner with integrated appliances. To the First Floor a Landing leads to Three well appointed Bedrooms, including a Principal Bedroom with En-suite Shower Room, along with a modern Family Bathroom. Externally, the property occupies a desirable corner plot with generous front and rear gardens, a block paved driveway with EV charging point and a detached single garage. Offered for sale with No Onward Chain, viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, large walk-in storage cupboard and laminate flooring.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

LOUNGE

17' 5" x 11' 8" (5.33m x 3.58m) With double glazed French doors to the rear garden, two double glazed windows to the side aspect, laminate flooring and two radiators.

KITCHEN/DINER

15' 6" x 11' 8" (4.74m x 3.58m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, washing machine and dishwasher, eye level electric oven, electric hob with extractor fan over, tiled flooring, spotlights, radiator, three double glazed windows to the front and rear aspects and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

With two double glazed windows to the side aspects, airing cupboard and radiator.

BEDROOM 1

11' 8" x 11' 4" (3.57m x 3.46m) With two double glazed windows to the front and rear aspects and radiator.



EN SUITE SHOWER ROOM

7' 8" x 6' 11" (2.36m x 2.12m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC, pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the front aspect.

BEDROOM 2

12' 0" x 8' 7" (3.68m x 2.64m) With double glazed windows to the side aspect and radiator.



BEDROOM 3

8' 7" x 7' 5" (2.64m x 2.27m) With double glazed windows to the side aspect and radiator.

BATHROOM

9' 4" x 5' 7" (2.87m x 1.71m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a lawned garden behind low level hedging. To the rear of the property there is an enclosed rear garden laid mainly to lawn with patio seating area, mature shrubs and gated access to the driveway beyond. There is a block paved driveway providing off-street parking and access to the single garage, with electric vehicle charge point. The garage has up-and-over door to the front, light and power.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

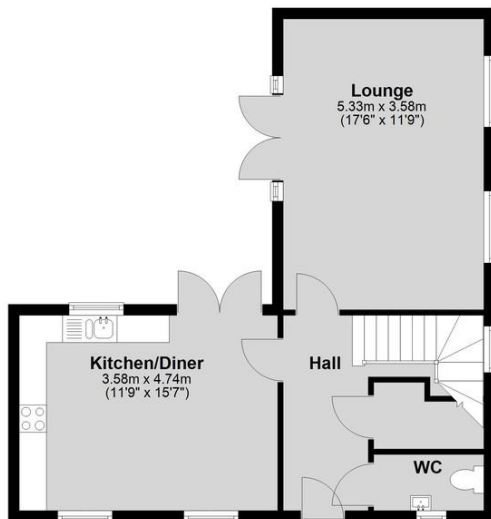
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

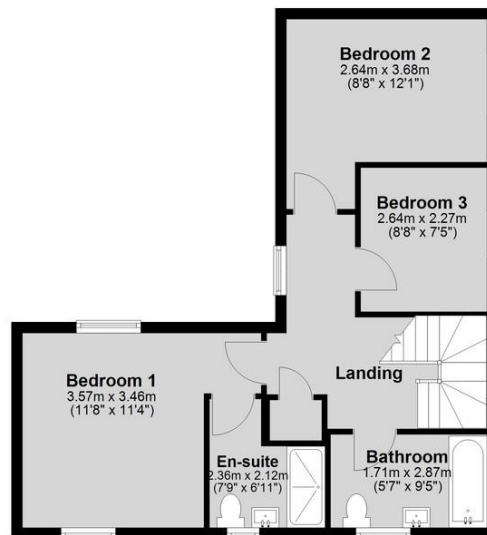
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Ground Floor
Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor
Approx. 51.2 sq. metres (551.6 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

