



Station Road, Branston



£375,000

- Reconfigured Detached House
- Three Double Bedrooms
- Sought After Village Location
- Integral Garage
- Well Presented Throughout
- 19ft Lounge/Diner
- Low Maintenance Garden
- EPC Rating D



WELL-PRESENTED Three Bedroom Detached family home located in the sought-after village of Branston, just a short drive from Lincoln City Centre. Originally a four-bedroom property, the current owners have thoughtfully reconfigured the upstairs layout by combining two bedrooms to create a spacious and versatile larger bedroom. This property comprises Entrance hall, Downstairs WC, Living room, Kitchen, Lounge/Dining space, Three double bedrooms, Master with En Suite, Family Bathroom and Spacious Landing. With a Spacious Driveway to the front and low maintenance garden to the rear.

Entrance Hall

With a window to the side aspect, access to the wc and stairs to the first floor.

Living Room 13'5" x 14'7" (4.1m x 4.4m)

With a bay window to the front aspect, window to the side aspect and fireplace.

Downstairs WC

With a window to the side aspect and access to cupboard space.



Kitchen 9'4" x 14'7" (2.8m x 4.4m)

With a window to the side aspect, a range of eye and base level units with worktops over, oven and hob with extractor over and sink with drainer unit.

Lounge Diner 19'5" x 12'11" (5.9m x 3.9m)

With windows to the rear and side aspects, french doors leading to the rear garden, fireplace and a door to the garage.

Landing

With a windows to the side aspect, access to cupboard space and study space.

Bedroom One 11'11" x 10'3" (3.6m x 3.1m)

With a window to the front aspect, access to storage space with a window to the side aspect and radiator.

En Suite

With a low level WC, wash hand basin and shower.

Bedroom Two 14'7" x 14'7" (4.4m x 4.4m)

With a window to the rear aspect and radiator.

Bedroom Three 14'7" x 8'4" (4.4m x 2.5m)

With a window to the front aspect and radiator.

Bathroom 8'11" x 9'4" (2.7m x 2.8m)

With a window to the side aspect.

Garage

With an up and over door to the front aspect, french doors leading to the rear garden and door to the lounge/diner.

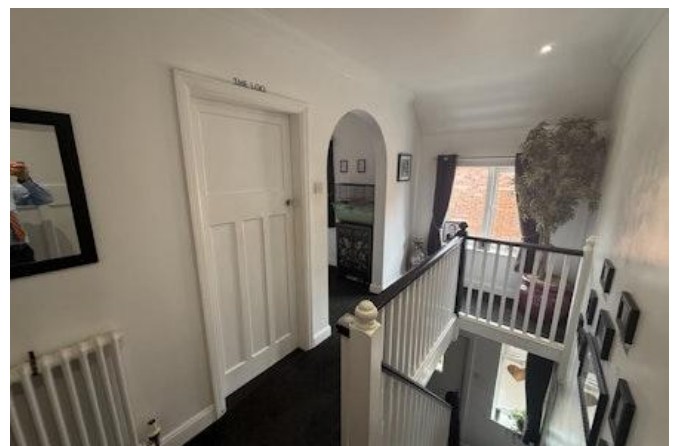


Outside

With a stoned driveway to the front of the property with space for multiple cars. To the rear there is a spacious low maintenance garden, which has a seated patio area and a summer house to the rear.

Agents Note

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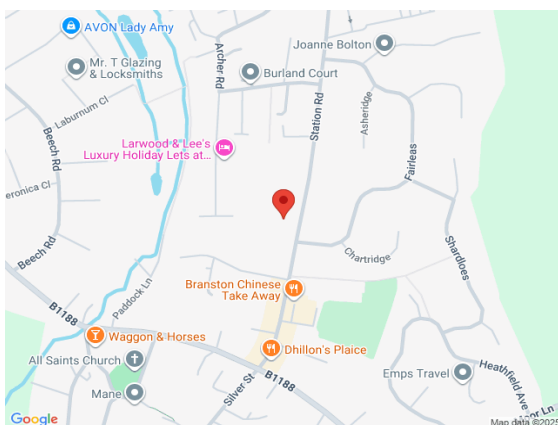
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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