



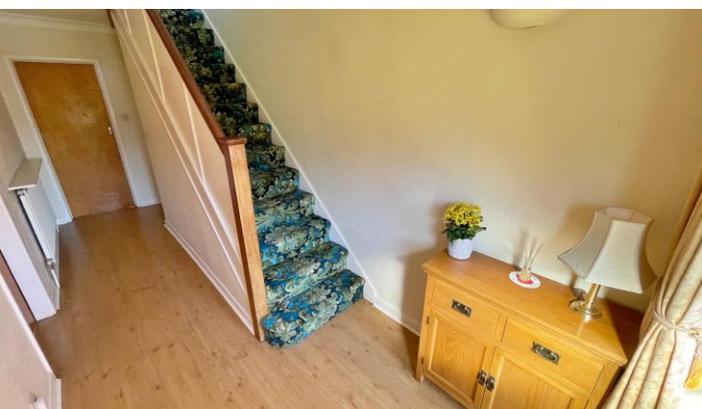
- Substantial Semi-Detached House
- Pleasant Cul-De-Sac Position
- Popular Village Location
- 4 Double Bedrooms
- 21'10" Lounge Diner
- Driveway & Integral Garage
- Generous West-Facing Garden
- NO CHAIN!

1B Park View Avenue, Branston, LN4 1NU,
£300,000





Starkey&Brown is pleased to offer for sale this substantial semi-detached family home located within the ever popular village of Branston with a wide range of local amenities available, only 1 mile from Lincoln bypass and 3 miles from Lincoln city centre. Spacious accommodation briefly comprises entrance hallway, ground floor WC, 21'10" lounge diner with double aspect windows and sliding patio door leading onto rear garden, 12'0" kitchen, spacious first floor landing, 4 double bedrooms and a separate family bathroom. Outside the property has driveway leading to an integral single garage and a generous size west-facing garden to the rear. NO CHAIN. Call today to view. Council tax band: D. Freehold.



Entrance Hallway

Having front entrance door, radiator, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC, wash hand basin set in vanity unit, laminate wood effect flooring and radiator.

Lounge Diner

21' 10" max x 19' 0" max (6.65m x 5.79m)

Having double aspect windows, gas fireplace with tiled hearth and brick built surround, 2 radiators, coved ceiling, wall lights, serving hatch to kitchen and sliding patio door overlooking the rear garden.

Kitchen

12' 0" x 9' 4" (3.65m x 2.84m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, gas cooker point with cooker hood over, space for full height fridge freezer, plumbing for dishwasher, plumbing for washing machine, tiled flooring and uPVC door leading to rear garden.

Spacious First Floor Landing

Having radiator, airing cupboard housing hot water cylinder and access to loft.

Bedroom 1

12' 4" x 11' 10" (3.76m x 3.60m)

Having a range of fitted wardrobes with matching dressing unit, larger storage cupboard, wash hand basin set in vanity unit and radiator.

Bedroom 2

13' 0" to front of wardrobes x 9' 2" (3.96m x 2.79m)

Having 2 built-in wardrobes and radiator.

Bedroom 3

12' 1" x 9' 4" (3.68m x 2.84m)

Having built-in wardrobe, pedestal hand wash basin with tiled splash backs and radiator.

Bedroom 4

10' 7" x 9' 8" (3.22m x 2.94m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, heated towel rail and part tiled walls.

Outside Front

To the front of the property there is a well maintained garden area comprising lawn with a variety of plants and shrubs, concrete driveway leading to integral garage, outside lighting, storm porch leading to front entrance door. Gate at side leading to rear garden.

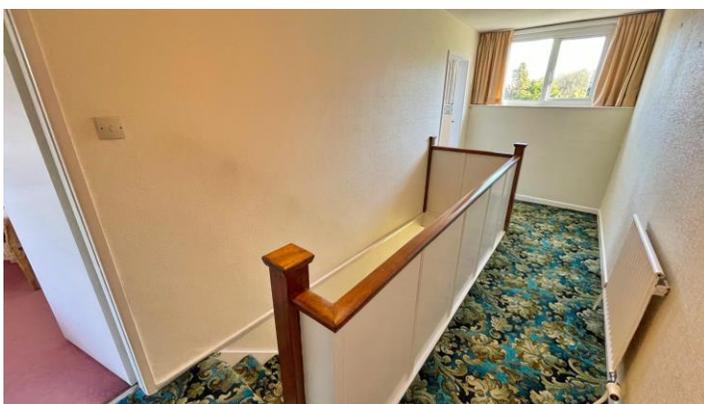
Garage

18' 3" x 8' 10" (5.56m x 2.69m)

Having double wooden garage doors, power and light and Worcester central heating boiler (installed 2015 and service annually).

Outside Rear

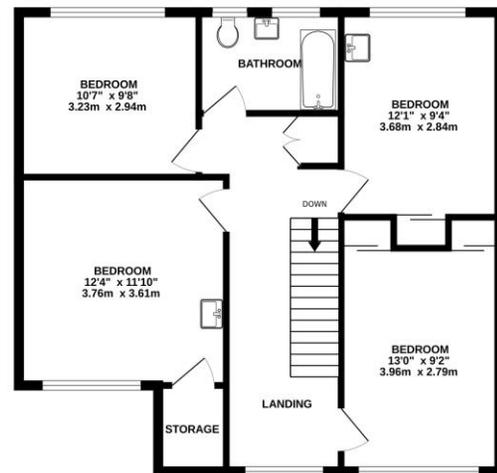
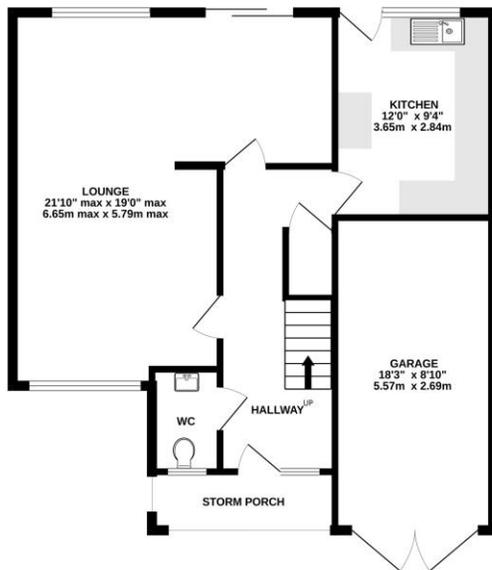
To the rear of the property there is a generous size west-facing garden being mainly laid to lawn with patio area, beds and borders to include a variety of plants and shrubs, 2 vegetable patches, green house, garden shed, outside lighting and cold water tap.





GROUND FLOOR
786 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
Made with Metropix 62025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY
& BROWN
YOUR LOCAL PROPERTY PEOPLE