

- Semi-Detached House
- Built In 2019 By Lovell Homes
- 2 Double Bedrooms
- Charming Character Interiors
- Family Bathroom & Master En-Suite
- Beautiful Landscaped Gardens
- Driveway Parking For 2 Vehicles
- No Onward Chain

Goldcrest Avenue, Branston, LN4 1FW,
Offers In Region Of - £220,000





Offered for sale with no onward chain is this superb semi-detached house built in 2019 by Lovell Homes. Located in the popular village of Branston only 10 minutes from Lincoln city centre the property has undergone a programme of interior design with a charming cottage style interior finish. Accommodation briefly comprises entrance hall, downstairs WC, a modern and stylish kitchen diner with a range of integrated appliances. Furthermore there is a lounge measuring 14'5" x 10'3" with French doors overlooking the beautifully landscaped rear garden. Rising to the first floor are 2 double bedrooms, with the master featuring Victorian style wood panelling and access to an en-suite shower room. The second bedroom measures 14'6 x 8'10" both bedrooms benefits from the use a 3 piece family bath with panelled bath and mains fed shower over. Further benefits of the property includes gas central heating, uPVC double glazing throughout and a 10 year NHBC guarantee. The home enjoys a sun-drenched east-facing garden which has been lovingly cared for over the past 5 years with a range of mature shrubs and flowerbeds, patio and decking seating area ideal for entertaining and relaxing with guests. Parking provisions are provided with a driveway for 2 vehicles. The village of Branston is well regarded with local amenities which include schooling at primary and secondary levels, a regular bus service to and from the Cathedral city of Lincoln, easy access to A46 and B118 towards Sleaford, a range of essential amenities such as Co-op foodstore, doctors surgery and pharmacy. For further details or to arrange a viewing. Contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having composite front door entry to front aspect, stairs rising to first floor with feature Victorian style wood panelling, storage cupboard housing the consumer unit and broadband point. Access to:

Downstairs WC

3' 0" x 5' 7" (0.91m x 1.70m)

Having hand wash basin unit, low level WC, radiator, extractor unit and vinyl flooring.

Kitchen Diner

15' 4" x 7' 8" (4.67m x 2.34m)

Having a range of base and eye level units with counter worktops, integral appliances to include oven with 4 ring gas hob, extractor hood over, integral fridge freezer, radiator, uPVC double glazed windows to front and side aspects and laminate wood flooring.

Lounge

10' 3" x 14' 5" (3.12m x 4.39m)

Having radiator and French doors overlooking the rear garden.

First Floor Landing

Having storage cupboard, radiator and loft access (insulated no boarding, no ladder).

Master Bedroom

10' 3" x 14' 5" (3.12m x 4.39m)

Having feature wood panelling, uPVC double glazed window to rear aspect and a radiator. Access to:

En-Suite

5' 8" x 5' 9" (1.73m x 1.75m)

Having shower cubicle, low level WC, pedestal wash hand basin unit, radiator and a uPVC double glazed obscured window to rear aspect.

Bedroom 2

8' 10" x 14' 6" (2.69m x 4.42m)

Having 2 uPVC double glazed windows to front aspect, radiator and airing cupboard housing gas combination boiler.

Bathroom

6' 8" max x 6' 6" (2.03m x 1.98m)

Having panelled bath with marble effect tiled surround and newly fitted mains shower over, floating WC and hand wash basin unit, radiator, feature wood panelling, extractor and uPVC double glazed obscured window to the side aspect.

Outside Rear

Having a east facing garden, laid to lawn with flowerbeds and mature shrubs, timber built garden shed, external water source and a patio seating area. Enclosed with fenced perimeters with access to the front of the property.

Outside Front

Having wisteria covered front entrance with storm porch, composite door entry, mature flowerbeds and shrub arrangement. Access to 2 vehicle driveway.

Agents Note 1

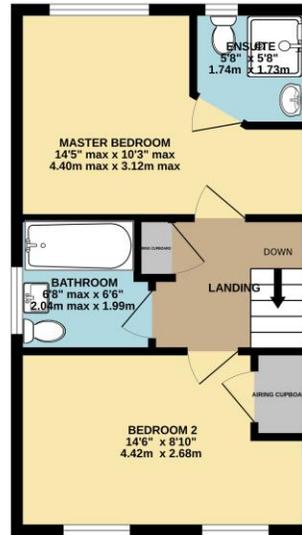
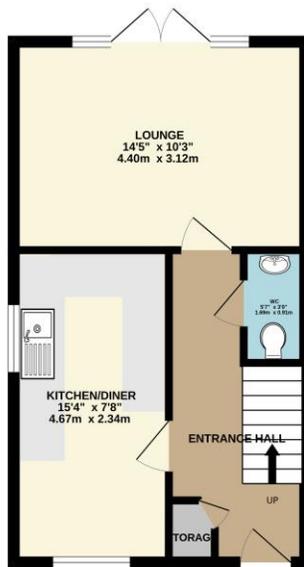
The property comes with an annual service charge for maintenance of the communal areas and development. The last payment was £215 for the year.





GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA - 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves 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.
Made with MyPlan 6.0.0.2.

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