



39a Lincoln Road
Branston, Lincoln

BROWN & CO



39a Lincoln Road, Branston, Lincoln, LN4 1PE

A beautifully presented stone cottage situated in the heart of the highly sought-after village of Branston.

The property offers well-appointed accommodation comprising a welcoming living room, a modern kitchen/dining room, and a convenient ground-floor WC.

To the first floor, there are two generous double bedrooms and a contemporary family bathroom.

Externally, the rear of the property features a low-maintenance enclosed garden, providing an ideal space for relaxing or outdoor dining, along with the added benefit of an allocated parking space



ACCOMMODATION

Ground Floor

Living Room

Entrance door and double glazed window to front, stairs rising to first floor, tiled flooring, two radiators.

Kitchen / Dining Room

Entrance door and double glazed window to rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, spaces for fridge freezer and washing machine, tiled flooring, radiator, wall mounted boiler.

WC

WC, wash basin with tiled splash back, tiled flooring, radiator.

First Floor

Landing

Doors serving remaining rooms.

Bedroom One

Double glazed window to front, large walk in wardrobe, loft access, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, bath with wall mounted shower unit over and glazed shower screen, wash basin, WC, heated towel rail, built in shelving.

Outside

To the front a path leads to the front door and to the rear is an enclosed low maintenance garden with patio area and a parking space.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

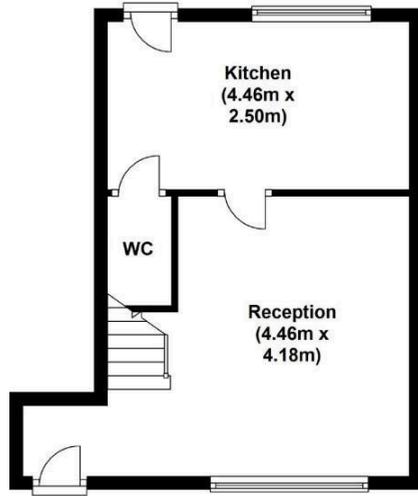
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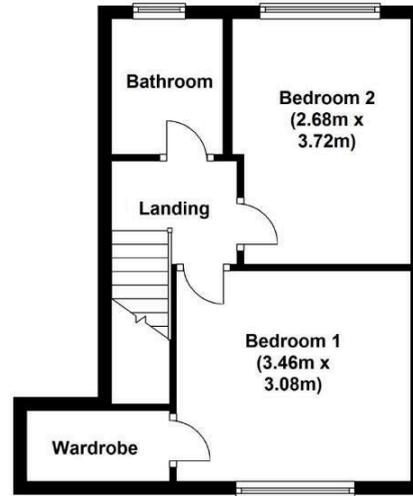
Ground Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

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