



## 7 Park View Mews, Branston, Lincoln, LN4 1PN

**Offer Over £525,000**

A substantial and well-presented modern family home situated in a tucked away position, close to the centre of the village of Branston. The property has spacious accommodation spread over three floors comprising of Hall, Lounge, incredible open plan Living Kitchen Diner, Sun Room, Utility Room, Cloakroom/WC, First Floor Landing leading to four Double Bedrooms, Master with En-Suite Shower Room, luxury four piece Family Bathroom and a Second Floor Landing leading to a further Double Bedroom with En-Suite Shower Room and a large Games Room/Bedroom Six. Outside there is a block paved driveway, double garage and enclosed rear garden. Viewing is essential.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – C**

#### **COUNCIL TAX BAND – F**

**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.







#### HALL

With staircase to First Floor, tiled flooring, understairs storage cupboards and spotlights.

#### LOUNGE

15' 0" x 12' 0" (4.58m x 3.66m), with double glazed bay window to the front aspect, wood-effect flooring and underfloor heating.

#### OPEN PLAN KITCHEN DINER

28' 10" x 11' 11" (8.81m x 3.64m), an impressive open plan space fitted with a range of wall and base units with work surfaces over, two integrated fridge freezers, integrated dishwasher, eye-level electric double oven and microwave, induction hob with extractor fan, 1½ bowl undermount sink with mixer tap over, double glazed window to the rear aspect, spotlights, tiled flooring and underfloor heating.



#### SUN ROOM

11' 4" x 9' 8" (3.46m x 2.95m), with double glazed window to the rear aspect, double glazed Bi-fold doors to the rear garden, feature log burner and tiled flooring.

#### UTILITY ROOM

8' 3" x 7' 8" (2.53m x 2.34m), with a range of base units, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, double glazed window to the rear aspect, door to the rear garden, tiled splashbacks, tiled flooring and underfloor heating.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, double glazed window to the side aspect, tiled splashbacks, tiled flooring and underfloor heating.



#### FIRST FLOOR LANDING

With staircase to the Second Floor, double glazed window to the front aspect, airing cupboard and radiator.

#### BEDROOM 1

17' 8 (max)" x 14' 3 (max)" (5.38m x 4.34m), with two double glazed windows to the front aspect, two radiators and laminate flooring.

#### EN-SUITE SHOWER ROOM

5' 10" x 5' 9" (1.8m x 1.77m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, double glazed window to the side aspect, tiled flooring, tiled splashbacks, radiator and spotlights.



#### BEDROOM 2

15' 10" x 10' 2" (4.83m x 3.10m), with two double glazed windows to the rear aspect, two radiators and laminate flooring.

#### BEDROOM 3

13' 5" x 12' 1" (4.10m x 3.69m), with double glazed window to the front aspect and radiators.

#### BEDROOM 4

13' 6" x 10' 9" (4.12m x 3.30m), with double glazed window to the rear aspect, radiator and laminate flooring.



### LUXURY BATHROOM

9' 10" x 8' 5" (3.00m x 2.59m), a luxury four piece bathroom suite comprising of freestanding bath, shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, laminate flooring, tiled splashbacks, spotlights and double glazed window to the rear aspect.

### SECOND FLOOR LANDING

With Velux window, laminate flooring and radiator.

### BEDROOM 5

16' 9 (max)" x 15' 2 (max)" (5.11m x 4.62m), with three Velux windows, spotlights and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, Velux window, tiled flooring, tiled splashbacks and chrome towel radiator.

### GAMES ROOM/BEDROOM 6

17' 6" x 15' 7" (5.35m x 4.76m), with four Velux windows, laminate flooring, spotlights and two radiators.

### OUTSIDE

To the front of the property there is a large block paved driveway providing off-street parking for multiple vehicles and access to the double garage. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and shed.

### DOUBLE GARAGE

With twin electric roller doors, side personal door, sink unit with hot and cold taps, light and power.

#### WEBSITE

Our detailed website shows 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](http://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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 thoroughly checked.

#### GENERAL

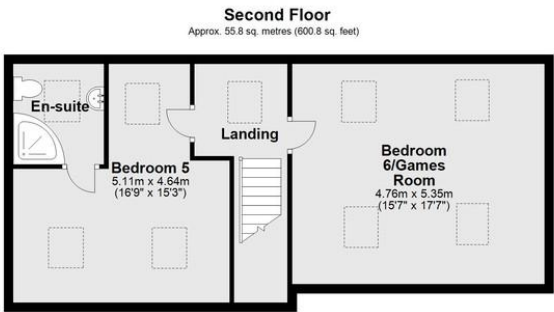
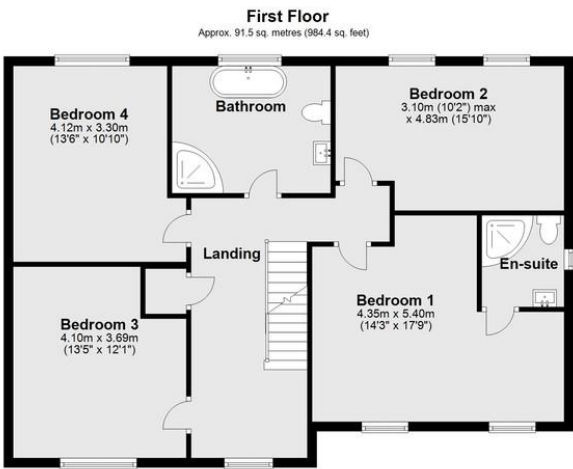
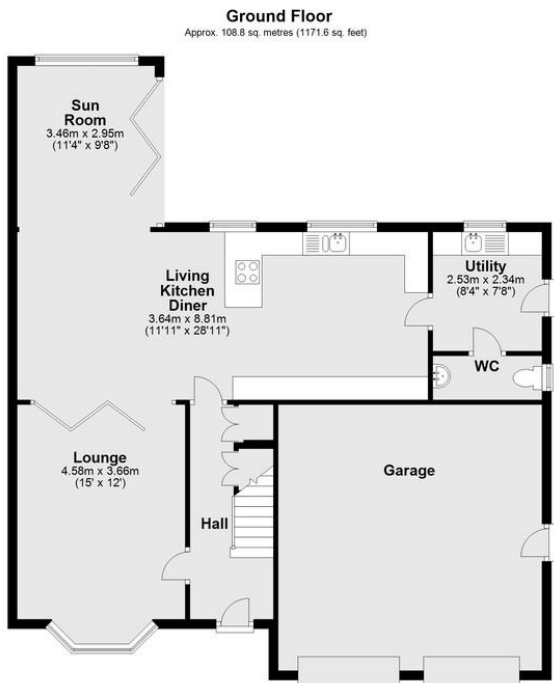
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.







Total area: approx. 256.1 sq. metres (2756.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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.

[www.mundys.net](http://www.mundys.net)