



## 2 Birch Close

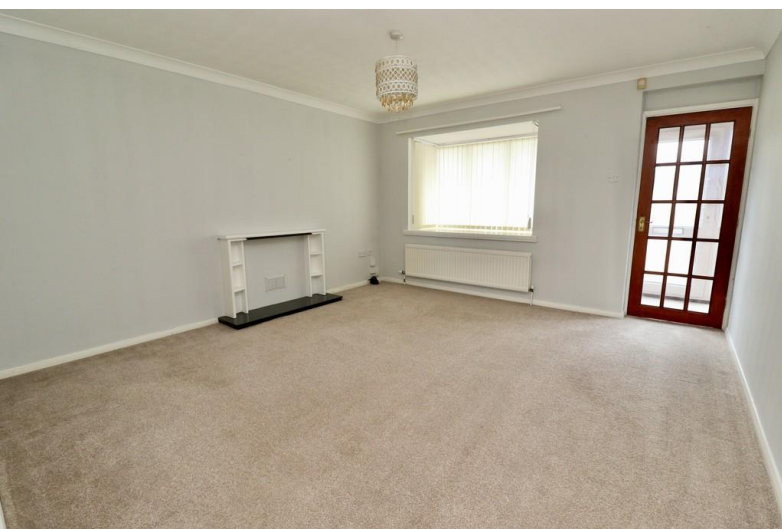
Branston, Lincoln, LN4 1UT



Book a Viewing!

**£225,000**

A two bedroomed detached bungalow situated in a pleasant corner position within the ever popular village of Branston. The internal accommodation briefly comprises of Entrance Porch, Lounge, Dining Area, Kitchen, Conservatory, Inner Hallway, two Bedrooms and a Family Shower Room. Outside there are gardens to both the front and rear, driveway and detached garage. The property further benefits from gas central heating and is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – B.

**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.



## ACCOMMODATION

### ENTRANCE PORCH

### LOUNGE

14' 0" x 13' 3" (4.27m x 4.04m) With UPVC box bay window to the front elevation, coving to ceiling and double radiator.

### DINING AREA

9' 8" x 8' 9" (2.95m x 2.67m) With double glazed sliding patio doors to the conservatory, radiator and coving to ceiling.

### KITCHEN

11' 0" x 7' 11" (3.35m x 2.41m) Fitted with a range of wall and base units, drawers and work surfaces, fitted oven and hob, plumbing for washing machine, sink unit and drainer, part tiled surround, UPVC side entrance door and UPVC window.

### CONSERVATORY

9' 2" x 6' 10" (2.79m x 2.08m) With UPVC windows and UPVC double patio doors.

### INNER HALLWAY

With access to the roof void and airing cupboard.

### BEDROOM

11' 1" to wardrobe x 10' 2" (3.38m x 3.1m) With UPVC window to the front elevation and single radiator.

### BEDROOM

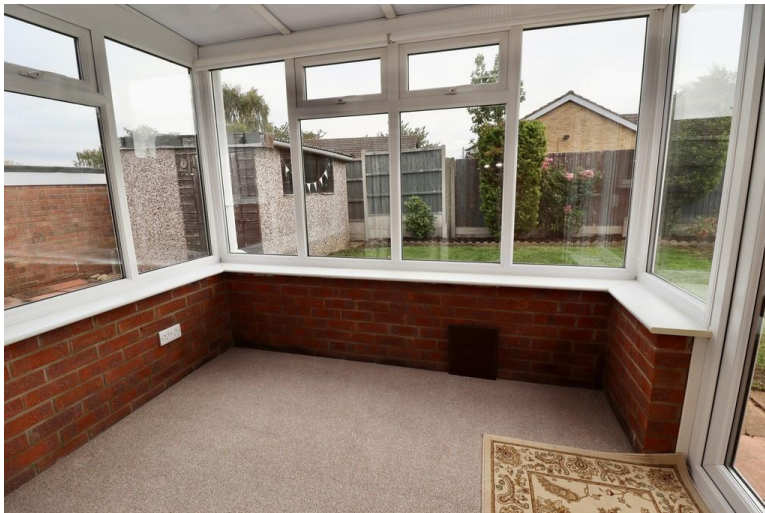
9' 1" x 8' 4" (2.77m x 2.54m) With UPVC window to the rear elevation, coving to ceiling and a single radiator.

### SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin, part tiled surround, towel radiator and UPVC window.

### OUTSIDE

The property is situated in a pleasant corner position. The front garden has a gravelled area and a range of shrubs. There is a blocked paved driveway providing off road parking and access to the garage. The rear garden has an outside store.







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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

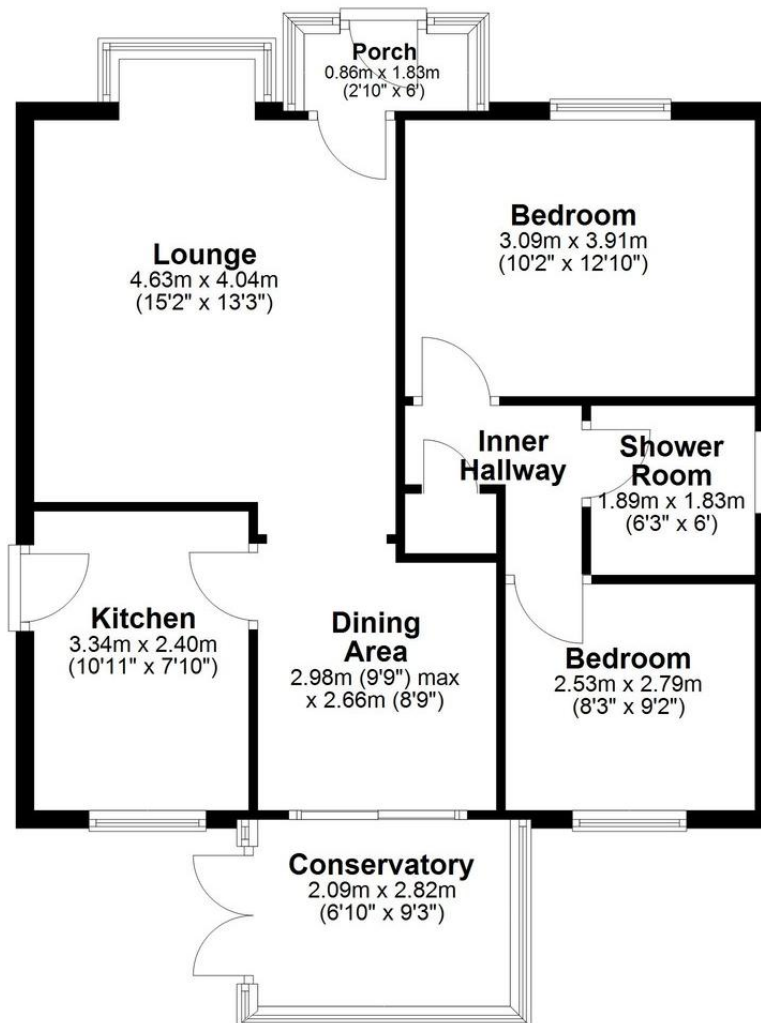
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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.

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Total area: approx. 70.4 sq. metres (758.1 sq. feet)

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**22 King Street**  
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**01636 813971**

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**NG24 1AL**  
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