



Cowdale Lane, Lincolnshire,
Bransby



£1,995 PCM

- Video Tour Available
- Detached House in rural village
- Four Bedrooms
- Lounge & Dining Room
- Deposit: £460
- Holding Deposit: £2301
- Garage Garden Driveway Outbuilding
- EPC rating D



This detached 4-bedroom house is available ****to let**** in the rural village of Bransby, near Lincoln. Presented in immaculate condition, the property offers well-planned family accommodation with three reception rooms, one kitchen and two bathrooms, complemented by large gardens and a peaceful countryside setting.

The reception space provides flexible living and dining areas, with a wood burning stove creating a focal point for one of the rooms. The kitchen serves as a practical hub of the home, while the four bedrooms offer good scope for family living or home working. The property also benefits from a double garage with electric roller door and a brick outbuilding with power and lighting, ideal for storage or workshop use. The home has an EPC rating of D and falls within Council Tax Band F.

Bransby is situated to the north-west of Lincoln, giving convenient access by car to the historic cathedral city with its shops, restaurants and cultural amenities. Nearby open countryside offers walking routes and outdoor recreation, with local equestrian and rural attractions in the wider area.

Entrance Hall

Door to front aspect, stairs to first floor and radiator.

Lounge

18'3" x 13'4" (5.6m x 4.1m)

Windows to both front and side aspects, two radiators, wooden flooring.



Dining Room

15'8" x 13'4" (4.8m x 4.1m)

Window to front aspect, two radiators and wooden flooring.

Breakfast Kitchen

17'2" x 11'7" (5.2m x 3.5m)

Window to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over and part tiled walls. Walk in pantry. Radiator.

Office

8'2" x 7'5" (2.5m x 2.3m)

Window to rear aspect and radiator.

Rear Hall/Utility Area

Door and window to rear aspect and built in storage cupboard.
Wall and base units with work surface and drainer sink unit over.

WC

Window to side aspect. Fitted with a low level wc and wash hand basin. Radiator, extractor fan and tiled flooring.

Landing

Door to loft room and built in airing cupboard housing hot water cylinder.

Bedroom One

17'4" x 11'8" (5.3m x 3.6m)

Window to side aspect. Cast iron feature fireplace, radiator and walk in wardrobe.

Ensuite

Window to rear aspect. Fitted with a low level wc, wash hand basin and shower enclosure with mains shower and tiled walls. Heated towel rail, tiled flooring and extractor fan.

Bedroom Two

16'0" x 13'8" (4.9m x 4.2m)

Window to front aspect and radiator.



Bedroom Three

14'11" x 13'7" (4.5m x 4.1m)

Window to front aspect and radiator.

Bedroom Four

11'5" x 9'0" (3.5m x 2.7m)

Window to side aspect and radiator.

Bathroom

Window to rear aspect. Fitted with a low level wc, wash hand basin, panelled bath and shower cubicle. Heated towel rail, tiled flooring, extractor fan and loft access.

Loft Room

Dual aspect windows, sloping ceilings. Useful storage space.

Outside

Good sized lawned garden with mature trees and shrubs, pond with decked seating area. Rear patio area.

Garage

Electric roller door. Windows and personal door to side aspect. Power and lighting.

Brick Outbuilding

Power and lighting.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.

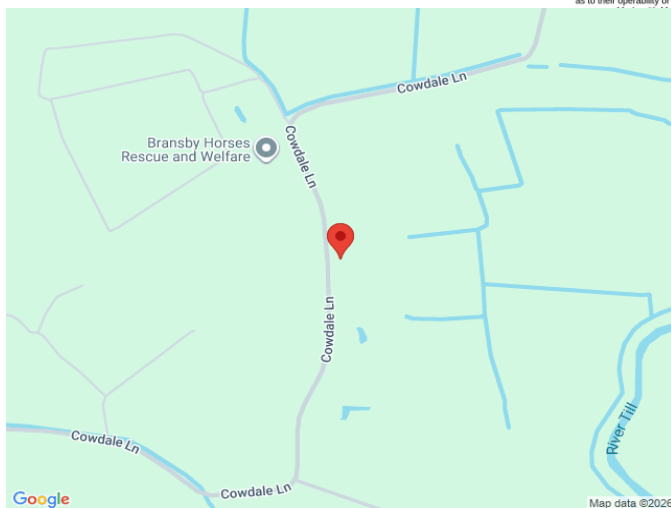


1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



COWDALE LANE, HOME FARM, BRANSBY

TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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