NEWTON FALLOWELL

Lincoln Road, Branston

3 1 1

£390,000

- Detached Period Bungalow
- Three Double Bedrooms
- Approx 1/3 Acre Plot
- Kitchen Diner
- Conservatory
- Garage, Garden Room & Gardens
- Tenure: Freehold
- EPC Rating D

Enjoying a plot of approximately 1/3 acre (subject to survey) this period detached property offers spacious accommodation with three double bedrooms, dual aspect lounge with two bay windows, kitchen diner, conservatory, entrance hall with stained glass windows and wood panelling, bathroom with walk in shower and a good sized loft that could be further developed subject to relevant permissions.

Outside there are gardens to the front, side and rear with a driveway leading to a detached garage with attached gym/studio and garden room. The gardens are mainly laid to lawn enclosed by mature hedging and trees. The property is situated in a non estate loctation and benefits from upvc double glazing and gas central heating.

Porch 3'0" x 8'3" (0.9m x 2.5m)

At the rear of the property is a fenced lawned garden, surrounded by established shrubs.

Entrance Hall 17'8" x 8'3" (5.4m x 2.5m)

With a glazed door and feature stained glass panels to the porch and original wood panelling.

Lounge 15'2" x 17'2" (4.6m x 5.2m)
With bay windows to the front and side aspects, fireplace, wood stove and radiator.

Bedroom One 13'1" x 13'2" (4m x 4m)
With a window to the rear aspect and radiator.

Bedroom Two 13'5" x 13'2" (4.1m x 4m)
With a window to the rear aspect and radiator.

Bedroom Three 14'2" x 9'10" (4.3m x 3m)
With a bay window to the side aspect and radiator.

Bathroom
With a window to the rear aspect, fully tiled walls, low level wc, wash hand basin, panelled bath, walk-in shower and heated towel rail.

Hallway
With access to bedroom two and the kitchen.

Kitchen/Breakfast Room 21'1" x 10'7" (6.4m x 3.2m)
With windows to the rear and side aspects, sliding doors to the sun lounge, fitted with a range of wall and base units with worktops over, breakfast bar, sink with drainer unit, gas oven and hob with chimney extractor, space and plumbing for a washing machine and dishwasher.

Sun Lounge 21'1" x 10'7" (6.4m x 3.2m)
With sliding doors leading to the rear garden and tiled flooring.

Garden Room 18'11" x 12'10" (5.8m x 3.9m)
With windows to the front and side aspects and a door leading to the rear garden.

Gym 16'0" x 6'1" (1.9m x 4.9m)
With a window to the front aspect and a door leading to the rear garden.

LETS
PLAY

Garage 16'0" x 9'7" (4.9m x 2.9m)

With an up and over door, power and lighting.

Outside

To the front of the property is a lawned garden bordered by mature shrubs, patio and driveway leading to the garage.
To the rear of the property is an enclosed fenced garden with lawn, surrounded by mature shrubs.

Agents Note

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GROUND FLOOR
2045 sq.ft. (190.0 sq.m.) approx.

LINCOLN ROAD, BRANSTON, LN4 1NX

TOTAL FLOOR AREA : 2045 sq.ft. (190.0 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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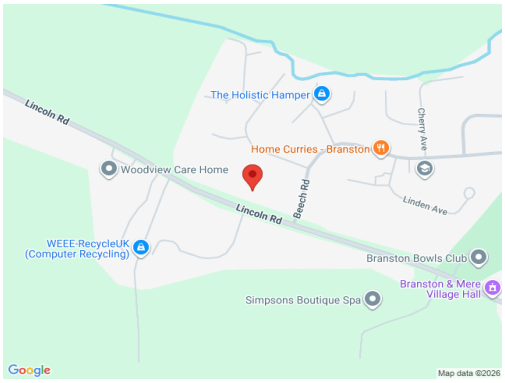

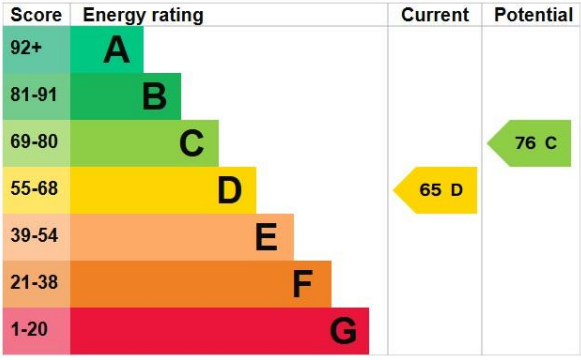

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