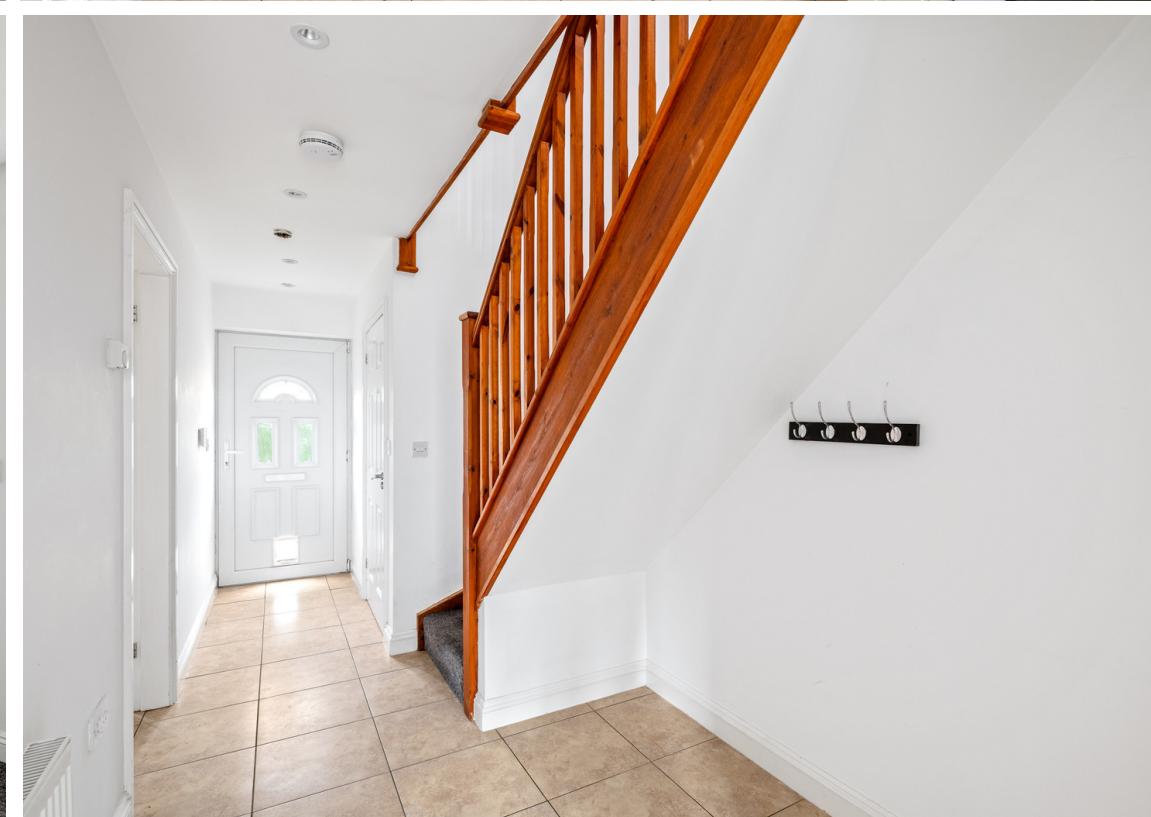




29 West Street  
Brant Broughton, Lincoln

BROWN & CO



# 29 West Street, Brant Broughton, Lincoln, LN5 0SF

A modern semi-detached house situated in the sought after village of Brant Broughton and sold with no onward chain.

The property benefits from well maintained accommodation comprising of an entrance hall, WC, kitchen / dining room and lounge to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside is an enclosed lawned rear garden with patio and an allocated parking space.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front entrance door, stairs rising to first floor, tiled flooring, radiator.

### WC

Double glazed window to side, WC, wash basin, tiled flooring, radiator.

### Kitchen / Diner

Double glazed window to front, one and a half stainless steel drainer sink, worktops, matching base and eye level storage units, integrated oven and hob with extractor over, spaces for washing machine and fridge freezer, tiled splash backs and flooring, space for table and chairs, radiator, wall mounted central heating boiler.

### Lounge

Double glazed windows to rear, double glazed French doors opening to rear garden, radiator.

### First Floor

#### Landing

Double glazed window to side, airing cupboard, radiator.

#### Bedroom One

Double glazed window to front, radiator.

#### Bedroom Two

Double glazed window to rear, loft access, radiator.

#### Bedroom Three

Double glazed window to side, Velux window, radiator.

### Bathroom

Velux window, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

### Outside

To the front is a small lawned garden with hedgerow. To the rear is an enclosed garden with fenced perimeter, patio and gate. The property also benefits from an allocated parking space to the rear.

## Location

Brant Broughton is ideally situated between Lincoln, Grantham, Newark and Sleaford, with direct train services to London Kings Cross from both Grantham & Newark, and access to the A1.

The village itself benefits from a Primary School and The Generous Briton public house. The nearest secondary school is located in the nearby village of Welbourn, the Sir William Robertson Academy.

## 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 and superfast broadband is available at this property with a max download speed of 69 Mbps and an upload speed of 16 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

lincolnresidential@brown-co.com

Energy performance certificate (EPC)		
29 West Street Brant Broughton Lincoln LN5 0SF	Energy rating <b>C</b>	Valid until: 12 November 2031
Certificate number: 2739-7229-9109-0572-1292		
Property type Semi-detached house		
Total floor area 84 square metres		

### Rules on letting this property

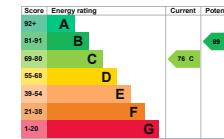
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

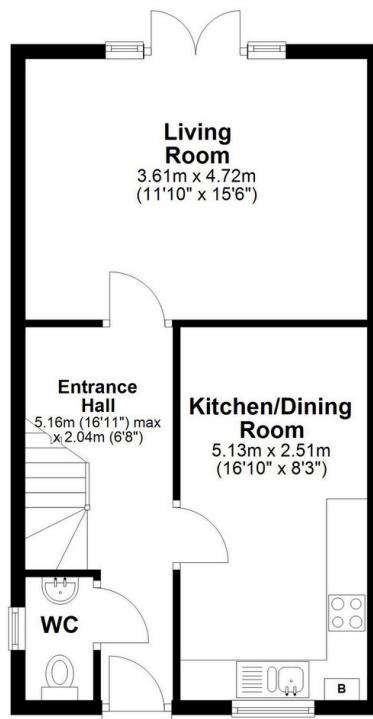
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



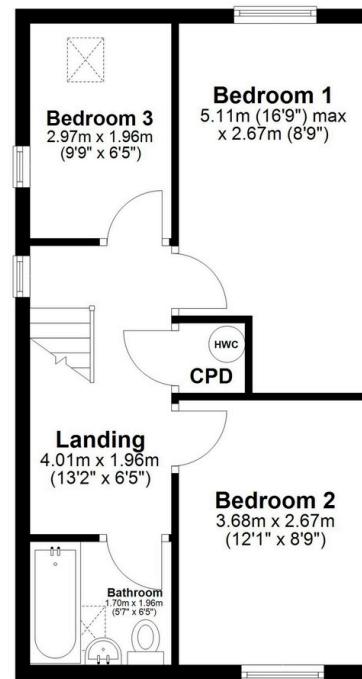
### Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



### First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

### 29 West Street, Brant Broughton

#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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**BROWN & CO**

Property and Business Consultants