



- Modern Mid Terrace Home
- Three Bedrooms
- Family Bathroom & Master En-Suite
- Professionally Landscaped Rear Garden
- Single Garage
- Driveway Parking
- Popular Village Location
- 10 Minute Drive To Lincoln City Centre

Berrigan Way, Branston, LN4 1FL
£230,000





This immaculately presented three-bedroom mid-terrace home, originally constructed in 2021 by Taylor Wimpey, has been meticulously enhanced by the current owners through stylish decorative updates and bespoke cosmetic improvements. The ground floor accommodation features a welcoming lounge measuring an impressive 13'11" x 12'1", leading through to a contemporary kitchen diner. This bright heart of the home features high-quality kitchen units and flooring, integrated appliances, a large storage cupboard and patio doors overlooking the rear garden, while also providing access to a convenient downstairs WC. On the first floor, you will find three well-proportioned bedrooms, including a sophisticated master suite complete with a built-in wardrobe and its own private en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom, and the landing provides access to a fully upgraded loft space, fitted with a ladder to offer extensive additional storage. Outside, the rear garden has been recently professionally landscaped to create a premium outdoor retreat, featuring a stylish pergola, raised planters, and a dedicated patio seating area perfect for entertaining. The property further benefits from a single garage and driveway parking for two vehicles, all while occupying a premier position overlooking one of the development's two children's play parks. The property is situated in the highly desirable village of Branston, which offers an exceptional array of local amenities within easy walking distance. Families are particularly well-catered for with the "Outstanding" rated Branston Community Academy and the well-regarded Branston Junior Academy both located within the village. Daily life is made convenient by a local Co-op food store, a post office, a pharmacy, and a medical centre. Social options include the popular Waggon & Horses public house and the Home Farm Cafe. For recreation, residents can enjoy the Branston Hall parkland, local tennis courts, and a fitness centre with a swimming pool. Residents also benefit from a regular bus service providing quick and easy access to the historic city of Lincoln. Council tax band: B. Freehold.



Entrance Hall

Composite front entrance to the front aspect, a radiator, a consumer unit, and stairs rising to the first floor. Access to:

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

A radiator and a uPVC double-glazed window to the front aspect. Access to downstairs WC and the kitchen diner.

Downstairs WC

Having a low-level WC, wood-effect flooring, a pedestal hand-wash basin unit, and a radiator.

Kitchen Diner

A range of base and eye-level units with a gloss finish and counterworktops, integrated appliances such as a fridge freezer, a washing machine, a dishwasher, an integrated oven with induction hob and extractor hood over, a uPVC double-glazed window to the rear aspect, and patio doors to the rear aspect leading onto the rear garden. Tiled flooring, a radiator, and a large storage cupboard.

First Floor Landing

Access to bedrooms and the bathroom. Access to loft - fully upgraded with a pull-down ladder, boarding, insulation, and ample storage provisions.

Bedroom 1

9' 9" min x 9' 3" (2.97m x 2.82m)

Having a uPVC double-glazed window to the front aspect, a built-in wardrobe with mirror-effect sliding doors, and a radiator.

En-Suite

5' 7" x 5' 5" (1.70m x 1.65m)

Three-piece suite comprising a shower cubicle, a low-level WC, a pedestal wash hand basin unit, a chrome heated hand towel rail, and a uPVC double-glazed obscured window to the front aspect and tiled surround.

Bedroom 2

10' 10" x 8' 7" (3.30m x 2.61m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 3

6' 7" x 10' 10" min (11'8" max) (2.01m x 3.30m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Three-piece suite comprising panelled bath with showerhead over, a low-level WC, tiled surround, a low-level WC and an extractor unit.

Outside Rear

Enclosed garden with fenced perimeters, being recently professionally landscaped with raised borders, a large patio seating, and a pathway. Leading to an additional seating area with a timber-built pergola.

Outside Front

Small front garden with mature shrubs, pathway leading to the front door with a storm porch. Gas and electric meters.

Single Garage

Block paved driveway with parking for a minimum of two vehicles.

Agents Note 1

The property comes with a service charge of £170 per annum. This covers the landscaping of the communal areas and kids' play areas.

Agents Note 2

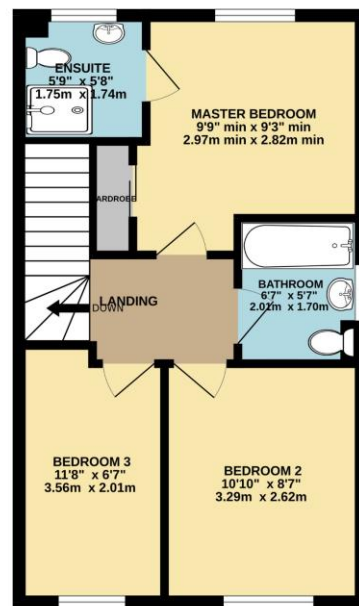
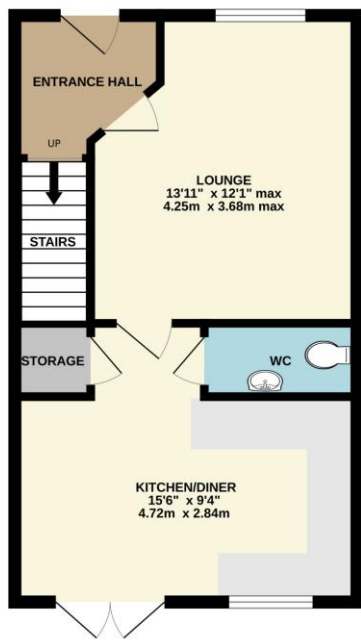
This is part of a part-exchange purchase. There will be no onward chain; the move-in date is expected but not guaranteed. To be from August 2026 to October 2026. For further details, please contact Starkey&Brown - 01522 845 845.





GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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