

**Guildford Lane, Brant Broughton,
Lincoln**

0535 000


MARTIN&CO

Guildford Lane, Brant Broughton, Lincoln

House - Detached

3 Bedrooms, 2 Bathroom

- Dual aspect living room with bay windows and feature log burning stove
- Second reception room ideal for home office, playroom, or snug
- Master bedroom with luxury en-suite featuring Jack and Jill sinks
- Three double bedrooms
- Double Garage
- Uniquely built in 1986
- Transport links via A17
- Tenure - Freehold
- Council Tax - E
- EPC - C

A beautifully presented three/four-bedroom detached family home, set within approximately 0.7 acres of mature grounds and surrounded by open countryside. Modernised to a high standard throughout, this exceptional property blends traditional character with contemporary living.

Located in the picturesque village of Brant Broughton, the home has been refurbished to provide a luxurious rural retreat. Improvements include underfloor heating to the ground floor, new internal doors, and new carpets and flooring throughout.

Brant Broughton is a highly regarded village located to the south-west of Lincoln, offering a strong community atmosphere and excellent commuter links via the A17, A1, and A46. Local amenities, schools, and recreational facilities are close by, with further services available in nearby villages and Lincoln.



A beautifully presented three/four-bedroom detached family home, set within approximately 0.7 acres of mature grounds and surrounded by open countryside. Modernised to a high standard throughout, this exceptional property blends traditional character with contemporary living.

Located in the picturesque village of Brant Broughton, the home has been refurbished to provide a luxurious rural retreat. Improvements include underfloor heating to the ground floor, new internal doors, and new carpets and flooring throughout.

Brant Broughton is a highly regarded village located to the south-west of Lincoln, offering a strong community atmosphere and excellent commuter links via the A17, A1, and A46. Local amenities, schools, and recreational facilities are close by, with further services available in nearby villages and Lincoln.

Property Highlights

- Spacious entrance porch and welcoming hallway

- Dual-aspect living room with bay windows and feature log-burning stove
- Second reception room ideal for home office, playroom, or snug
- Bespoke kitchen/diner in modern farmhouse style with breakfast island
- Space for range-style cooker
- Housing for American-style fridge freezer (plumbed for water)
- Dining area with bay window and garden access
- Large utility room with built-in storage and separate entrance
- Ground-floor WC
- Three double bedrooms
- Principal bedroom with luxury en-suite featuring Jack and Jill sinks
- Stylish family bathroom with freestanding bath

Key Features

- Freehold
- Approx. 1,700 sq ft



- Plot size approx. 0.7 acres
- Individually built (1986)
- High-specification modernisation
- Underfloor heating (ground floor)
- Kitchen/diner with breakfast island
- Space for range cooker
- American-style fridge freezer (plumbed for water)
- Utility room
- Principal bedroom with en-suite and Jack and Jill sinks
- Large private garden
- Detached double garage
- Private driveway
- Popular village location
- Excellent transport links

Porch
5'4" x 3'4"

Hallway
12'3" x 10'4"

Living Room
13'8" x 21'5"

Kitchen Diner
13'7" x 21'3"

Playroom
12'4" x 8'5"

Utility Room
7'9" x 12'9"

WC
2'5" x 4'5"

Stairs and Landing
12'4" x 10'5"

Master Bedroom
13'8" x 13'5"

Ensuite
10'3" x 5'6"

Bedroom
12'4" x 8'8"

Bedroom
13'8" x 10'10"

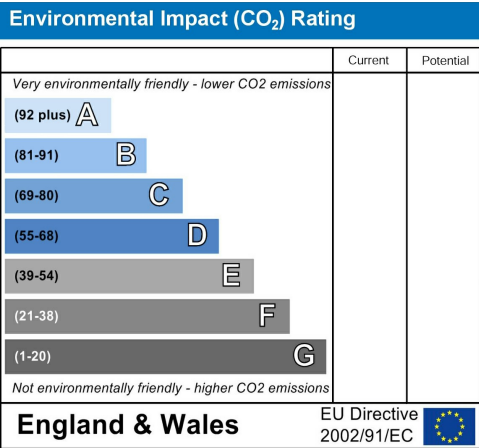
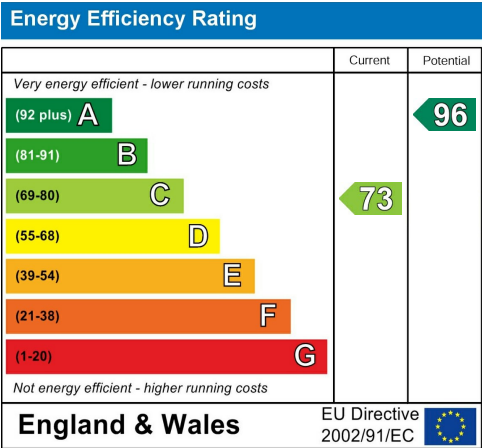
Bathroom
9'10" x 5'6"

Study
3'5" x 5'6"

Outside

The property benefits from a sweeping private driveway providing ample off-road parking, a detached double garage, and attractive front lawns.

To the rear is a large, mature, tree-lined garden with patio area and secluded "secret garden," offering excellent privacy and ideal space for outdoor entertaining.







Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.