



**Guildford Lane, Brant Broughton,
Lincoln**

£525,000

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.



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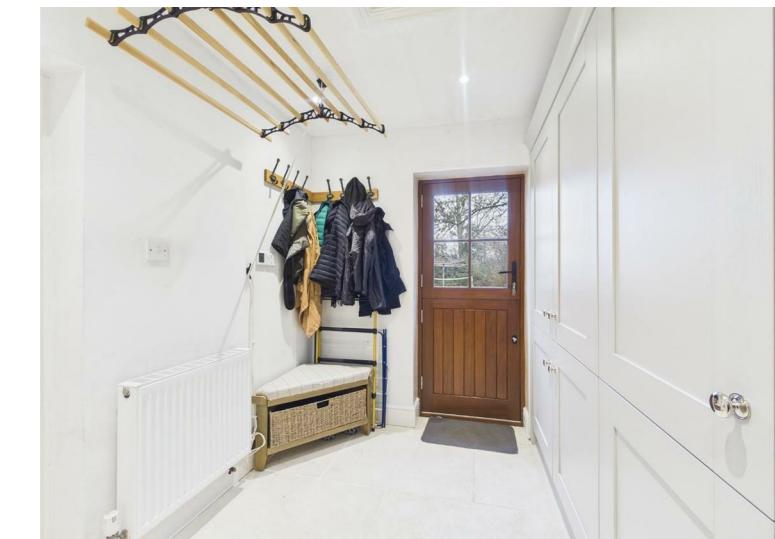
Property Highlights

- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





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Approximate total area⁽¹⁾

187.2 m²

2015 ft²

Reduced headroom:

0.2 m²

2 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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

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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.

**The Property
Ombudsman**