



Park View Avenue, Branston



Offers in the region of £270,000

- Detached House
- Sought After Location
- Two Reception Rooms
- Three Bedrooms
- Shower Room & Downstairs WC
- NO ONWARD CHAIN
- Tenure: Freehold
- EPC Rating D



Spacious three bedroom detached house located in the highly sought after village of Branston. Perfectly positioned within walking distance of the local schools, shops, doctors and pubs. The property is being sold with No Onward Chain.

The accommodation on offer comprises spacious entrance hall, WC, kitchen diner, dining room and living room to the ground floor. To the first floor there is an open landing leading to three double bedrooms and family shower room. Externally the property offers a single integral garage with driveway for two cars and lawned garden to the front. To the rear of the property there is a enclosed lawned garden with patio area.

The property is fitted with uPVC Double Glazing throughout and Warm Air Central Heating.

Entrance Hall 13'1" x 5'0" (4m x 1.5m)

With the entrance door to the front aspect, stairs leading to the first floor and access to the WC.

Lounge 14'10" x 13'0" (4.5m x 4m)

A square lounge with a window to the front aspect and a decorative fireplace with tiled hearth.



Dining Room 11'10" x 9'10" (3.6m x 3m)

With a window to the rear aspect.

Kitchen 11'10" x 11'11" (3.6m x 3.6m)

With a window to the rear aspect, a range of wall and base units with worktops, sink with drainer unit, freestanding cooker, space and plumbing for a washing machine and space for a fridge.

Porch 5'8" x 5'1" (1.7m x 1.5m)

With doors to the side aspect leading to the rear of the property and opening to the utility area.

WC 5'6" x 3'6" (1.7m x 1.1m)

With a window to the front aspect, low level WC and wash hand basin.

Landing

Large open landing suitable for a study space, with a window to the side aspect, stairs leading to the ground floor and access to the loft.

Bedroom One 11'11" x 13'10" (3.6m x 4.2m)

With a window to the rear aspect and fitted wardrobe.



Bedroom Two 13'8" x 12'4" (4.2m x 3.8m)
With a window to the front aspect.

Bedroom Three 9'0" x 9'7" (2.7m x 2.9m)
With a window to the front aspect.

Shower Room 6'4" x 8'1" (1.9m x 2.5m)

With a window to the rear aspect, low level WC, wash hand basin, airing cupboard, enclosed shower and heated towel rail.

Outside

To the front of the property is a lawned garden, driveway for two cars leading to the single garage and access to the entrance door.

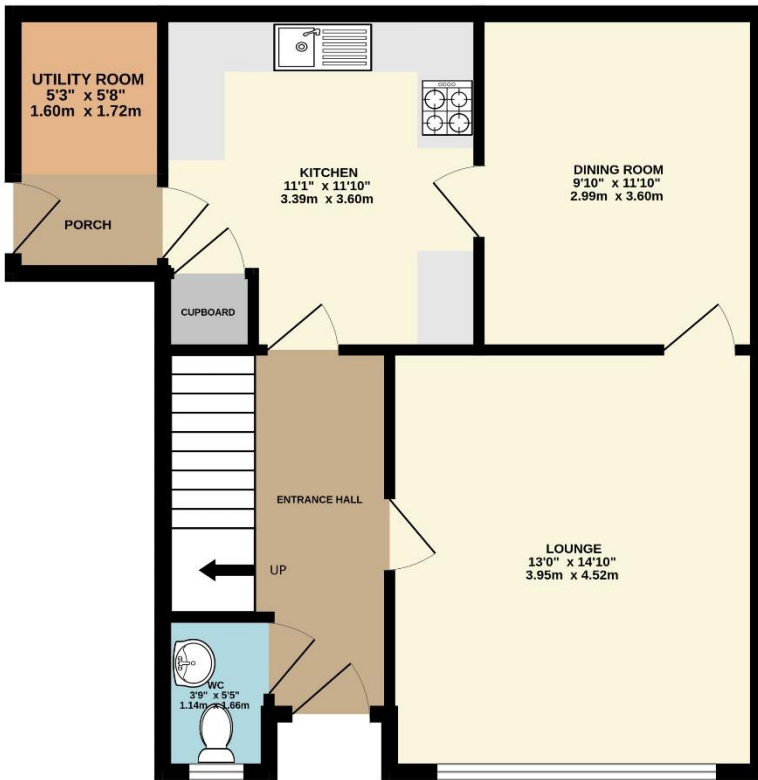
To the rear of the property is an enclosed garden with lawn and patio, surrounded by mature shrubs.

Agents Note

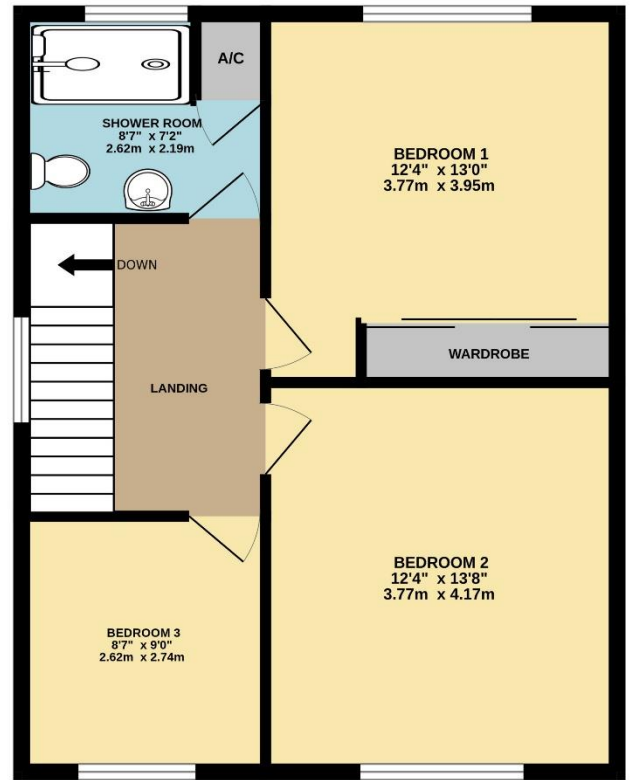
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GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



PARK VIEW AVENUE, BRANSTON, LINCOLN, LN4 1NU

TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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