



- Detached House
- Three Double Bedrooms
- Kitchen, Utility Room & Downstairs WC
- Lounge, Dining Room & Conservatory
- Enclosed Rear Garden
- Driveway & Garage Storage Space
- Fantastic Family Home
- New Windows & Doors 2024, Full Boiler Service Oct 26 & Walk To Local Schools

Heathfield Avenue, Branston, LN4 1UF
£279,950





Situated in the highly sought-after village of Branston, this beautifully presented three-bedroom home offers a fantastic layout perfect for modern family life. The ground floor features a welcoming entrance hall leading into a bright lounge with a feature fireplace. An open archway connects the lounge to the dining room, creating a seamless flow for entertaining. From here, sliding doors open into a generous brick-base conservatory, which serves as a second sitting room with French doors to the garden. The ground floor is completed by a large, well-equipped kitchen, a separate utility room with space for appliances, and a convenient downstairs WC. Upstairs, the landing features a handy airing cupboard and leads to three well-proportioned bedrooms. The principal bedroom boasts built-in wardrobes with mirror-effect sliding doors, while bedrooms two and three have been recently redecorated. The impressive family bathroom features a modern vanity unit, a bathtub, and a separate walk-in shower cubicle. To the front, a neat lawned garden sits alongside a spacious driveway providing off-road parking for two vehicles. This leads to the attached garage, which includes power and lighting. The private, professionally landscaped rear garden is fully enclosed by timber fencing and mature shrubs. It offers a manicured lawn and a large paved patio area ideal for alfresco dining and entertaining. Located in the vibrant village of Branston, the property enjoys excellent proximity to local amenities, including a Co-op food store, medical centre, pharmacy, and popular local cafes. Families will appreciate the highly regarded schooling options, including Branston Community Academy. Situated just four miles south-east of Lincoln, the home offers the perfect balance of village life with quick, direct access to the historic city centre via regular bus links and main commuter routes. Council tax band: C. Freehold.



Entrance Hall

Composite front door, uPVC double-glazed window to the side aspect, single radiator, coved ceiling, wood-effect laminate flooring, and access into the lounge.

Lounge

11' 9" x 14' 5" (3.58m x 4.39m)

Having uPVC double-glazed window to the front aspect with fitted blinds, feature fireplace, single radiator, coved ceiling, and an open archway leading through to the dining room.

Dining Room

7' 6" x 11' 4" (2.28m x 3.45m)

Single radiator, coved ceiling, and sliding patio doors leading into the conservatory.

Conservatory

Built on a solid brick base with uPVC surrounds, wood-effect laminate flooring, a single radiator, multiple power points, an electric fan light, and French doors leading to the rear patio.

Kitchen

12' 1" x 11' 3" (3.68m x 3.43m)

Comprehensive range of eye-level and base-level units with counter worktops and tiled splashbacks. One-and-a-half bowl sink and drainer unit. Space and plumbing for kitchen appliances. Wall-mounted gas central heating Vaillant boiler. Pantry cupboard, single radiator, coved ceiling, uPVC double-glazed windows to both the rear and side aspects, and a uPVC double-glazed door to the side leading out to the garden. Access to the utility room.

Utility Room

8' 3" x 4' 3" (2.51m x 1.29m)

A uPVC double-glazed obscured window to the side aspect, a single radiator, space for a fridge, freezer, and tumble dryer. Door to downstairs WC.

Downstairs WC / Cloakroom

3' 6" x 8' 3" (1.07m x 2.51m)

Low-level WC, vanity unit wash hand basin with a tiled surround, single radiator, and an extractor unit.

First Floor Landing

A uPVC double-glazed window to the front aspect, loft access, a single radiator, and an airing cupboard housing the hot water cylinder and fitted shelving for laundry storage.

Bedroom 1

11' 3" max x 11' 10" (3.43m x 3.60m)

A uPVC double-glazed window to the front aspect, coved ceiling, and built-in wardrobes with mirror-effect sliding doors.

Bedroom 2

10' 9" x 11' 7" (3.27m x 3.53m)

A uPVC double-glazed window to the rear aspect, a single radiator, a coved ceiling, and recently redecorated.

Bedroom 3

12' 0" x 10' 9" (3.65m x 3.27m)

A uPVC double-glazed window to the rear aspect, a single radiator, and recently redecorated.

Family Bathroom

8' 5" maximum into shower x 11' 3" (2.56m x 3.43m)

Low-level WC and wash hand basin integrated into a vanity unit with counter worktops, storage, and a tiled splashback. Bathtub with a half-tiled wall surround. Separate walk-in shower cubicle featuring a mains-fed shower and a tiled surround. Heated towel rail, coved ceiling, and a uPVC double-glazed obscured window to the front aspect.

Outside Front

To the front, the property enjoys excellent kerb appeal with a neat lawned garden and a driveway providing off-road parking for two vehicles, leading to the garage/storage space (featuring an up-and-over door, power, and lighting). Side gate access leads to the stunning, landscaped rear garden.

Outside Rear

Designed with entertaining in mind, it features a large paved patio area perfect for alfresco dining, a manicured lawn, an external water source, and a secure, fully fenced perimeter with mature shrubs providing excellent privacy.





GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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