



## 7 Park View Mews, Branston, Lincoln, LN4 1PN

**Offer Over £500,000**

A substantial and well-presented modern family home situated in a tucked away position, close to the centre of the village of Branston. The property has spacious accommodation spread over three floors comprising of Hall, Lounge, incredible open plan Living Kitchen Diner, Sun Room, Utility Room, Cloakroom/WC, First Floor Landing leading to four Double Bedrooms, Master with En-Suite Shower Room, luxury four piece Family Bathroom and a Second Floor Landing leading to a further Double Bedroom with En-Suite Shower Room and a large Games Room/Bedroom Six. Outside there is a block paved driveway, double garage and enclosed rear garden. Viewing is essential.





#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – C**

#### **COUNCIL TAX BAND – F**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.





#### HALL

With staircase to First Floor, tiled flooring, understairs storage cupboards and spotlights.

#### LOUNGE

15' 0" x 12' 0" (4.58m x 3.66m), with double glazed bay window to the front aspect, wood-effect flooring and underfloor heating.

#### OPEN PLAN KITCHEN DINER

28' 10" x 11' 11" (8.81m x 3.64m), an impressive open plan space fitted with a range of wall and base units with work surfaces over, two integrated fridge freezers, integrated dishwasher, eye-level electric double oven and microwave, induction hob with extractor fan, 1½ bowl undermount sink with mixer tap over, double glazed window to the rear aspect, spotlights, tiled flooring and underfloor heating.



#### SUN ROOM

11' 4" x 9' 8" (3.46m x 2.95m), with double glazed window to the rear aspect, double glazed Bi-fold doors to the rear garden, feature log burner and tiled flooring.

#### UTILITY ROOM

8' 3" x 7' 8" (2.53m x 2.34m), with a range of base units, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, double glazed window to the rear aspect, door to the rear garden, tiled splashbacks, tiled flooring and underfloor heating.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, double glazed window to the side aspect, tiled splashbacks, tiled flooring and underfloor heating.



#### FIRST FLOOR LANDING

With staircase to the Second Floor, double glazed window to the front aspect, airing cupboard and radiator.

#### BEDROOM 1

17' 8 (max)" x 14' 3 (max)" (5.38m x 4.34m), with two double glazed windows to the front aspect, two radiators and laminate flooring.

#### EN-SUITE SHOWER ROOM

5' 10" x 5' 9" (1.8m x 1.77m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, double glazed window to the side aspect, tiled flooring, tiled splashbacks, radiator and spotlights.



#### BEDROOM 2

15' 10" x 10' 2" (4.83m x 3.10m), with two double glazed windows to the rear aspect, two radiators and laminate flooring.

#### BEDROOM 3

13' 5" x 12' 1" (4.10m x 3.69m), with double glazed window to the front aspect and radiators.

#### BEDROOM 4

13' 6" x 10' 9" (4.12m x 3.30m), with double glazed window to the rear aspect, radiator and laminate flooring.



#### LUXURY BATHROOM

9' 10" x 8' 5" (3.00m x 2.59m), a luxury four piece bathroom suite comprising of freestanding bath, shower cubicle, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, laminate flooring, tiled splashbacks, spotlights and double glazed window to the rear aspect.

#### SECOND FLOOR LANDING

With Velux window, laminate flooring and radiator.

#### BEDROOM 5

16' 9 (max)" x 15' 2 (max)" (5.11m x 4.62m), with three Velux windows, spotlights and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, Velux window, tiled flooring, tiled splashbacks and chrome towel radiator.

#### GAMES ROOM/BEDROOM 6

17' 6" x 15' 7" (5.35m x 4.76m), with four Velux windows, laminate flooring, spotlights and two radiators.

#### OUTSIDE

To the front of the property there is a large block paved driveway providing off-street parking for multiple vehicles and access to the double garage. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and shed.

#### DOUBLE GARAGE

With twin electric roller doors, side personal door, sink unit with hot and cold taps, light and power.



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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

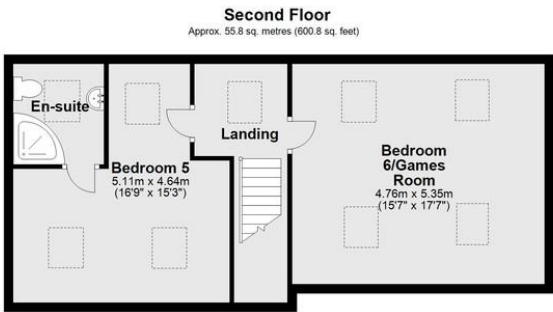
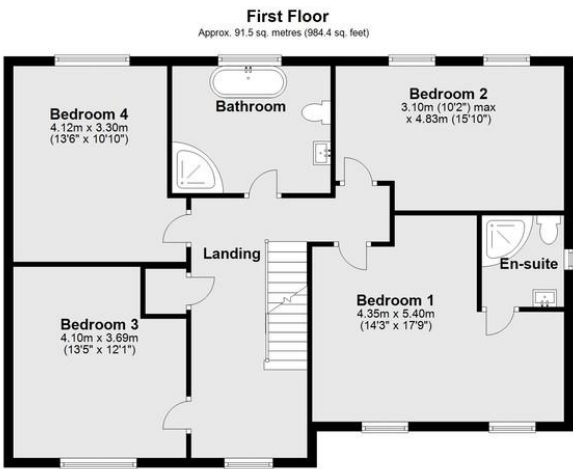
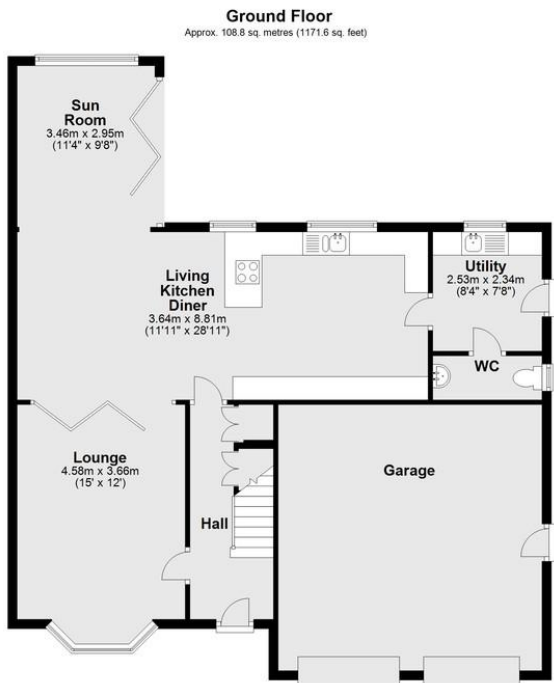
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 256.1 sq. metres (2756.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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**Lincoln**  
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