



- Semi-Detached House
- 2 Bedrooms
- Kitchen Diner
- 14'3" x 12'8" Lounge

- Generous, Non Overlooked Garden
- Driveway Parking
- Perfect First Time Buy!
- 10 Minute Drive To Lincoln City Centre

Shardloes, Branston, LN4 1UD,  
Offers In Region Of £180,000





Situated in the popular village of Branston is this 2 bedroom semi-detached home offering accommodation over 2 floors. The ground floor comprises an entrance porch, lounge and a kitchen diner with patio doors leading onto rear garden. Rising to the first floor are 2 generous bedrooms which benefit from an upgraded bathroom which was renovated 18 months ago. To the front of the property there is parking for a minimum of 3 vehicles with a well-presented front garden. To the rear of the property there is a non-overlooked east-facing garden which is mostly laid to lawn with a patio seating area. Further benefits of the property includes uPVC double glazing, gas fired central heating and is situated to nearby to essential amenities these include schooling at primary and secondary levels, quick access to bypass and a regular bus service to and from the Cathedral city of Lincoln. For further details and viewing arrangements. Please contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Porch

Having uPVC front to front aspect, radiator and doorway into:

## Lounge

14' 3" x 12' 8" (4.34m x 3.86m)

Having uPVC double glazed window to front aspect, 2 radiators, coved ceiling and understairs stoage cupboard.

## Kitchen Diner

14' 3" x 8' 0" (4.34m x 2.44m)

Having a range of base and eye level units with counter worktops, 4 ring gas hob, integral electric oven with extractor hood over, space for kitchen and laundry appliances, a wall mounted gas central heating combination boiler, wall mounted consumer unit and uPVC double glazed window to rear aspect, French doors to rear aspect leading onto rear garden, radiator and coved ceiling.

## First Floor Landing

Having storage cupboard with shelving, and a radiator. Access to bedrooms and bathroom.

## Bedroom 1

14' 4" max x 11' 7" (4.37m x 3.53m)

Having radiator, coved ceiling and uPVC double glazed window to front aspect.

## Bedroom 2

9' 2" x 8' 0" (2.79m x 2.44m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

## Bathroom

Having 3 piece suite with stylish metro tiled partial surround, bath tub with electric Triton power shower, pedestal wash hand basin unit, low level WC, radiator, extractor unit and a uPVC double glazed obscured window to rear aspect. Loft access with insulation, part boarded, no ladder, electric and lighting.

## Outside Rear

Being enclosed east-orientation with fenced and hedged perimeters. Being mostly laid to lawn with patio seating area. Gated access to the front.

## Outside Front

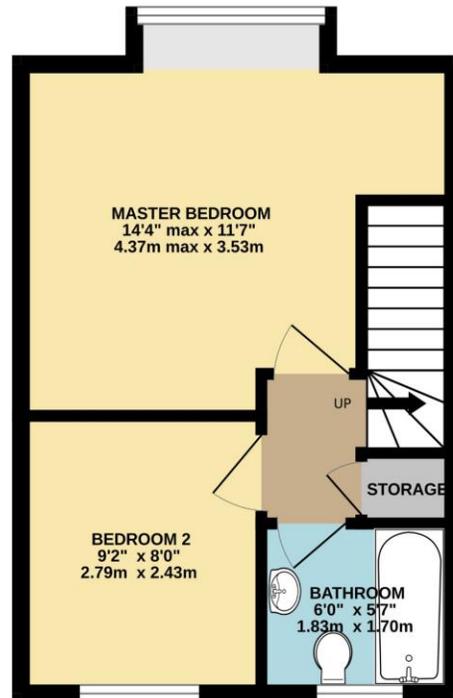
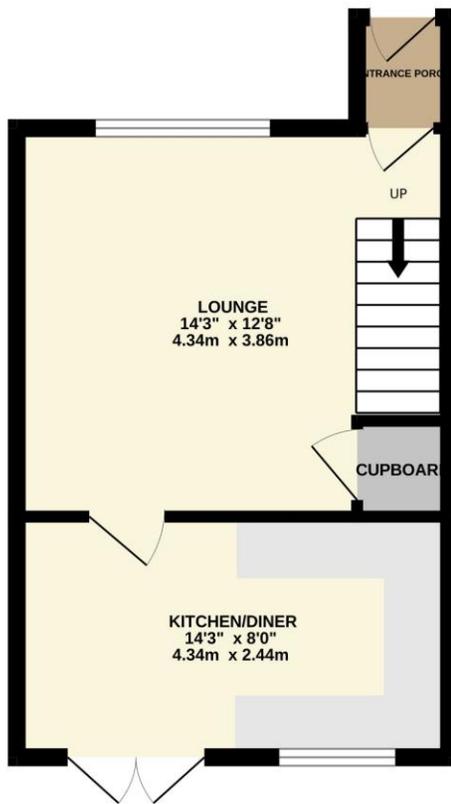
Having large lawned area with pathway leading to front door entry and gravelled driveway parking for a minimum of 2/3 vehicles





GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

FIRST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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