



8 Springfield Close

Branston

MOUNT & MINSTER



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A rare opportunity to acquire an immaculately presented detached versatile family home boasting the addition of a purpose built self contained one bedroom annexe.

## INTRODUCTION

The property is situated in the popular village of Branston in a quiet cul de sac position. This superb detached unique residence offers versatile living accommodation which extends to over 3000sqft and comes complete with a self contained one bedroom annexe. The main dwelling briefly comprises a spacious entrance hall, a generous lounge diner with French doors providing access to the rear garden, a large kitchen with central island unit and integrated appliances including double oven, microwave, fridge freezer and dishwasher, a downstairs double bedroom, a luxury family bathroom, a fully fitted study, a large utility room with washing machine and tumble dryer and an additional WC. To the first floor there are a further three double bedrooms, en suite to master and a separate WC. The property also benefits from a new gas combi boiler which was installed in 2024 and has a 12 year guarantee.

The property has an integral double garage with electrically operated garage doors and substantial boarded loft space above. In addition connected to the garage there is a large workshop area, which could be used for a variety of other purposes, such as a gym.

The annexe, which has its own private entrance, is ideal for independent multi generational living but also other uses such as business / holiday lets, subject to the appropriate consents. It has its own front door and entrance hallway (which is turn connects directly in to the main house), impressive open plan living space with log burning stove, conservatory, double bedroom and en suite shower room. As part of the rear garden there is a modern style fully insulated garden building constructed in 2025. This building comes with the a 10 year guarantee.

## LOCATION

Branston is a hugely sought after location 6 miles from Lincoln and has a large range of facilities including a medical centre, public house, Co-op, restaurants, a village hall, church, tennis club, bowling club and a fitness centre with a swimming pool. The village boasts an Infant School, Junior School and Secondary Academy.

Historic Lincoln, famous for its beautiful Cathedral and Castle, also has two well-regarded universities, a fantastic entertainment district, a wealth of bars and restaurants and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains from Lincoln to London.

## OUTSIDE

To the front of the property there is a generous block paved driveway offering ample parking for several vehicles, along with an impressive double garage and workshop, planted beds with a wide variety of shrubs, along with pedestrian access gates to both sides of the property provide access to the rear.

To the rear are extensive gardens with paved patio areas, and mature raised planted beds with a range of shrubs, trees and plants, along with raised vegetable beds and cold frames, and two garden sheds. There are two dedicated covered seating areas ideal for alfresco dining and entertaining, along with the garden building offering flexible space for a range of additional uses such as home office / art studio / gym / meditation area etc.



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**ENERGY PERFORMANCE CERTIFICATE**

Rating: C

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**SERVICES**

Mains water, drainage, electricity and gas central heating.

**COUNCIL TAX**

Band: E

North Kesteven District Council

**VIEWINGS**

By prior arrangement with the Sole Selling Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of February 2026. Please note that some images have been digitally enhanced for illustrative purposes.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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**BUYER IDENTITY CHECKS**

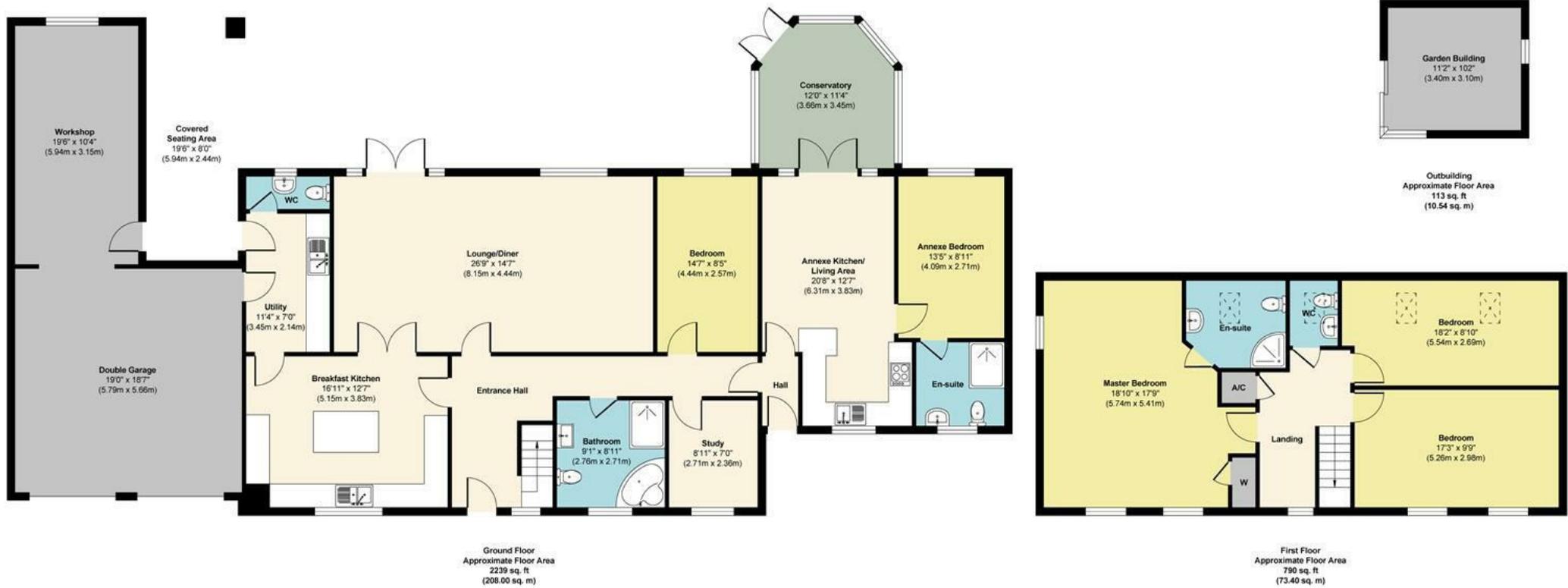
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







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**Approx. Gross Internal Floor Area 3029 sq. ft / 281.40 sq. m (Including Garage, Workshop & Excluding Garden Building)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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