



- Detached Bungalow
- Two Bedrooms
- Immaculate Condition Throughout
- Quiet Cul-De-Sac Position

- Lounge Diner & Modern Kitchen
- Wet Room
- Landscaped Gardens
- Driveway & Garage (8'3" x 16'6")

Wisteria Avenue, Branston, LN4 1QE
£240,000





Starkey&Brown is delighted to represent this immaculate detached bungalow boasting two bedrooms. Being in 'turn-key' condition and ready for immediate move in this home offers spacious accommodation. Upon entering the home the entrance hallway comes with a large storage cupboard and access to the loft, a lounge diner measuring 18'10" x 10'11" which includes two uPVC double-glazed windows, a feature electric fireplace with a double-door entrance to the kitchen. A modern kitchen fitted with eye and base level units and integrated appliances, external access to the side with access to the front and rear gardens. Two bedrooms offering a private retreat with fresh carpets and décor throughout. Finally the home is completed with a wet room. Externally the home has been landscaped to the front and rear. The rear garden having a large lawned area, a raised decking seating area and patio space. To the front of the property there is ample parking provisions for multiple vehicles and access to a garage measuring 8'3" x 16'6". Positioned in a quiet cul-de-sac location of Branston with amenities nearby these include a doctors surgery, a Co-op food store, schooling at primary and secondary levels and a regular bus service to and from Lincoln city centre. For further details and viewing requests please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

A uPVC front door entry to the side aspect, a radiator, a large storage cupboard, wood-effect laminate flooring, and loft access - pull-down ladder and insulation.

Lounge Diner

18' 10" x 10' 11" (5.74m x 3.32m)

Two uPVC double-glazed windows, a feature electric fireplace, a skirting board, and a coved ceiling. Double door entrance to:



Kitchen

9' 11" x 7' 0" (3.02m x 2.13m)

A range of base and eye level units with counter worktops, space and plumbing for a washing machine, sink and drainer unit, an oven with 4-ring gas hob and an extractor hood over - all integrated at eye and base level finished with a metro tiled surround, a uPVC double-glazed window to the side aspect and a door to the side aspect, wood-effect laminate flooring and a coved ceiling.



Bedroom 1

12' 10" x 9' 10" (3.91m x 2.99m)

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

Bedroom 2

9' 10" x 8' 7" (2.99m x 2.61m)

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

Wet Room

8' 7" x 5' 6" (2.61m x 1.68m)

Low-level WC, a pedestal hand wash basin unit, a chrome heated hand towel rail, tiled flooring, two uPVC double-glazed obscured windows to the side aspect.



Outside Rear

Landscaped garden with a lawn, patio, and decking areas, an external water source, and is enclosed with fenced perimeters.

Outside Front

Landscaped garden with driveway and an external power source. Access to:

Garage

8' 3" x 16' 6" (2.51m x 5.03m)

Having an up and over door, power points, a window to the rear aspect, and a personnel door.





GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA - 637 sq.ft. (59.2 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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