



**8 Sleaford Road,
Branston, LN4 1LL**



Book a Viewing!

£330,000

A charming Character Cottage, beautifully positioned in the heart of the highly sought after village of Branston, just south of the historic Cathedral City of Lincoln. Deceptively spacious and thoughtfully updated by the current owners, this superb home effortlessly blends period charm with modern family living. The well appointed accommodation comprises a welcoming Entrance Hall, elegant Lounge, cosy Snug, Study, an impressive Open Plan Living Kitchen Diner, Utility Room and Cloakroom/WC. To the First Floor, the landing provides access to Three well proportioned Bedrooms, including a Principal Bedroom with a Walk-in Wardrobe and stylish En-suite Shower Room, together with a luxurious four piece Family Bathroom. Externally, the property benefits from a driveway providing off-street parking for multiple vehicles and a beautifully landscaped, enclosed rear garden, creating a wonderful space for outdoor entertaining and relaxation. An internal viewing is highly recommended to fully appreciate the character, space and quality of accommodation on offer.





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.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks and double glazed window to the front aspect.



KITCHEN/DINER

29' 1" x 22' 9" (max)" (8.88m x 6.93m) The impressive fitted kitchen is beautifully appointed with a stylish range of contemporary wall and base units complemented by work surfaces over. It features a 1½ bowl sink unit with side drainer and mixer tap, twin eye level electric ovens, an induction hob with extractor fan over, integrated dishwasher and microwave and space for an American fridge freezer. Finished with tiled flooring, the room is flooded with natural light from two Velux windows, a double glazed window to the side aspect and bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Additional features include a useful under stairs storage cupboard and a staircase rising to the first floor.



LOUNGE

14' 9" x 13' 3" (4.52m x 4.04m) With double glazed window to the side aspect, log burner and radiator.

SNUG

11' 1" x 5' 9" (3.40m x 1.76m) With double glazed windows to the front and side aspects and radiator.

STUDY

6' 11" x 4' 9" (2.13m x 1.46m) With double glazed window to the front aspect and radiator.



UTILITY ROOM

14' 6" x 8' 5" (max)" (4.44m x 2.57m) Fitted with a range of base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring, spotlights, double glazed window to the front aspect and door to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the rear aspect.

BEDROOM 1

15' 2" x 7' 0" (4.64m x 2.15m) With double glazed window to the side aspect and radiator.



WALK-IN WARDROBE

With double glazed window to the front aspect.

EN SUITE SHOWER ROOM

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

BEDROOM 2

14' 7" x 8' 6" (4.45m x 2.60m) With double glazed window to the front aspect, Velux window, built in wardrobe, spotlights and radiator.



BEDROOM 3

6' 9" x 5' 2" (2.08m x 1.60m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, walk in shower cubicle with rainfall shower head, close coupled WC and wash hand basin, tiled splashbacks and flooring, towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles. To the rear is an enclosed landscaped garden, paved for ease of maintenance.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

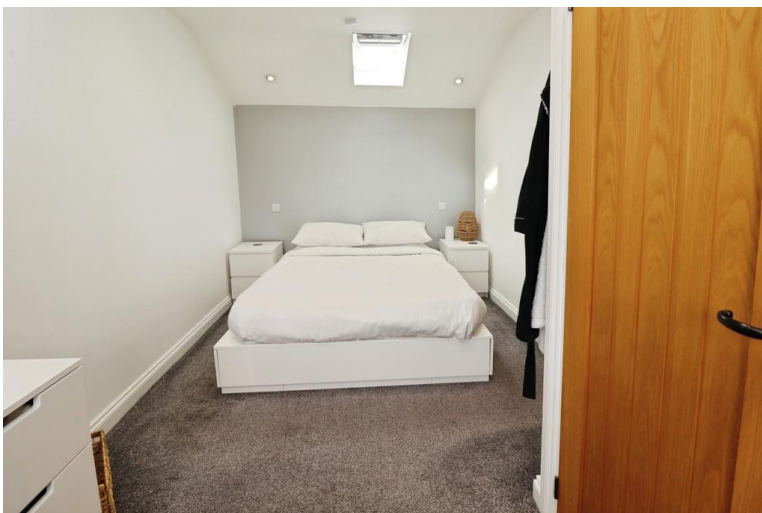
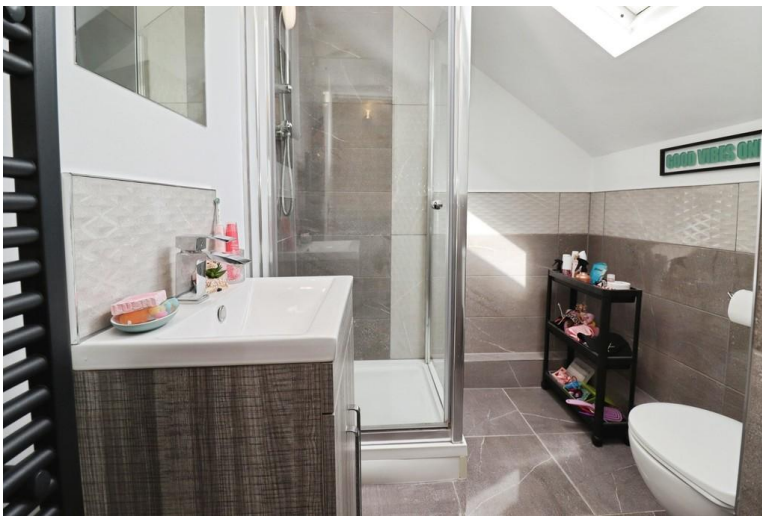
LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundy's.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

GENERAL

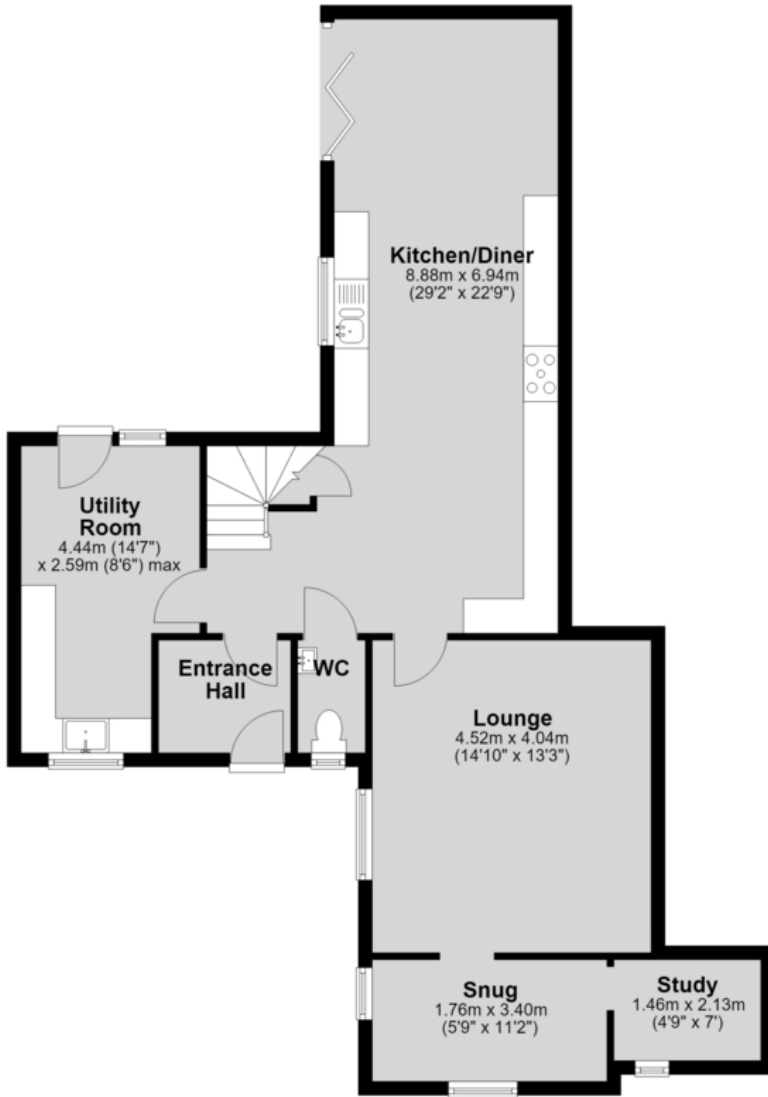
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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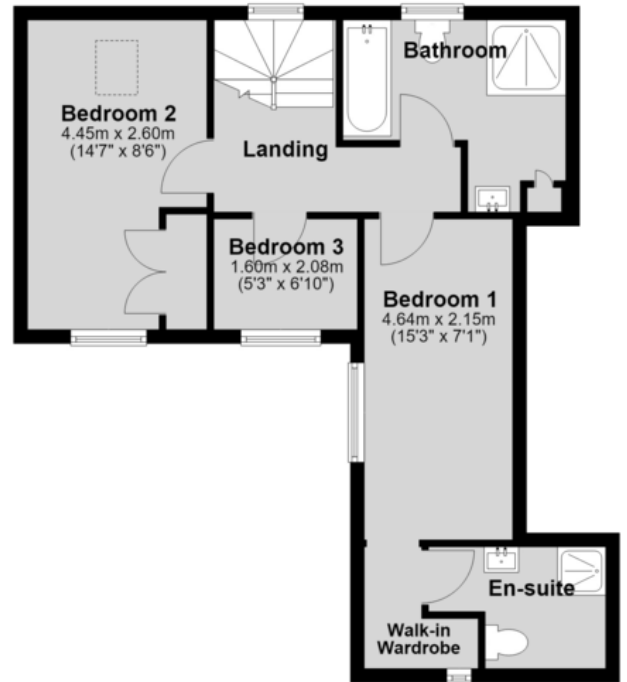
Ground Floor

Approx. 94.3 sq. metres (1014.8 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 140.5 sq. metres (1512.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

