



- Detached House
- Three Bedrooms
- Built In 2019
- Two Bathrooms

- Open Plan Kitchen Diner
- Generous Rear Garden
- Driveway Parking & Garage
- Popular Village Location

Kirk Road, Branston, LN4 1FQ
Offers Over £275,000





Starkey&Brown is delighted to offer for sale this detached three-bedroom house, built in 2019 and situated in the popular village of Branston. Making an ideal modern family home with accommodation arranged over two floors, the ground floor comprises a welcoming entrance hall with access to a downstairs WC and a dual-aspect kitchen diner measuring 16 ft 8 x 9 ft 9, which features stylish units, a range of integrated appliances, and a dedicated dining space. There is also a 16 ft 8 x 9 ft 10 lounge boasting French doors that overlook the rear garden. Rising to the first floor, there are three generous bedrooms, with the master bedroom featuring its own private en-suite shower room. The first-floor accommodation is completed by a stylish three-piece family bathroom. To the rear of the property is a generous, enclosed garden with fenced perimeters, which is mostly laid to lawn alongside a patio seating area ideal for entertaining and alfresco dining. To the front, the property benefits from driveway parking for more than one vehicle and access to a single garage. The village of Branston is located just a short 15-minute drive from Lincoln City Centre and boasts its own excellent array of local amenities, including primary and secondary schools, a medical centre, a Co-op food store, and a regular bus service to and from Lincoln. For further details or to arrange a viewing, please contact the Starkey Brown office today. Council tax band: C. Freehold.



Entrance Hall

This welcoming space features durable LVT flooring throughout and is accessed via a secure composite front door. It includes a single radiator, stairs rising to the first floor, and a practical storage cupboard housing the consumer unit. It provides seamless access to the lounge, kitchen diner, and downstairs WC.

Downstairs WC

3' 2" x 6' 1" (0.96m x 1.85m)

Fitted with a low-level WC, a pedestal wash hand basin, and a single radiator.

Kitchen Diner

16' 8" x 9' 9" (5.08m x 2.97m)

A bright, dual-aspect room boasting three uPVC double-glazed windows and continuous LVT flooring. It is equipped with an excellent range of eye and base-level units with contrasting worktops, an integrated Zanussi oven with a four-ring hob and extractor hood over, space for a fridge-freezer, space for a dishwasher, a dedicated dining area, and a single radiator.

Lounge

16' 8" x 9' 10" (5.08m x 2.99m)

A light and airy living space enjoying dual-aspect lighting, complete with a uPVC double-glazed window and elegant French doors that open directly onto the rear garden. The room is serviced by two radiators.

First Floor Landing

6' 9" x 10' 5" (2.06m x 3.17m)

Includes a single radiator and provides access to the loft space (which is currently unboarded, has no ladder, and is insulated only).

Master Bedroom

12' 6" x 10' 1" (3.81m x 3.07m)

A generous double bedroom featuring two uPVC double-glazed windows, a single radiator, and direct access to the private en-suite.

En-Suite

3' 10" x 9' 1" (1.17m x 2.77m)

Comprising a shower cubicle with a rainfall showerhead, a low-level WC, and a pedestal wash hand basin. The room is finished with fully tiled splashbacks, a modern chrome heated towel rail, and an extractor unit.

Bedroom 2

9' 9" x 9' 4" (2.97m x 2.84m)

A well-proportioned double bedroom complete with two uPVC double-glazed windows and a single radiator.

Bedroom 3

7' 4" x 9' 9" (2.23m x 2.97m)

Features a uPVC double-glazed window and a single radiator.

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

A stylish three-piece suite including a bathtub, a low-level WC, and a pedestal wash hand basin. The space is completed with quality wall and floor tiling, a uPVC double-glazed window, an extractor unit, and a heated towel rail.

Outside Rear

A large patio seating area ideal for entertaining and alfresco dining leads to a garden that is mostly laid to lawn, all fully enclosed by secure timber-fenced perimeters.

Outside Front & Garage

Driveway parking to the front provides off-road parking for multiple vehicles and gives access to a single garage with a manual up-and-over door.

Agent's Notes

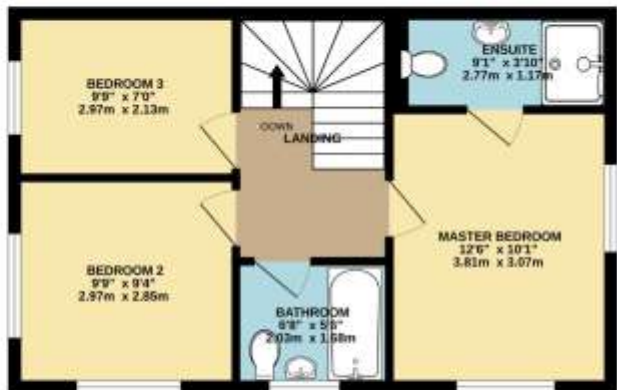
There is a service charge of approximately £200 per annum.





GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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