



**Hazy Hills, 38 High Street,  
Brant Broughton, LN5 0SL**



Book a Viewing!

**£575,000**

An excellent Detached Family Home situated in a pleasant non-estate position, within this well sought after village location. The well presented and spacious living accommodation briefly comprises of Reception Hall, spacious Lounge with Bi-folding doors leading on to the patio, Dining Room, fitted Breakfast Kitchen, Rear Entrance Lobby, Utility Room, Downstairs WC, First Floor Galleried Landing leading to Three spacious Bedrooms with the Principal Bedroom benefitting from a Dressing Area and an En-suite Bathroom, further En-suite to the Guest Bedroom and Family Bathroom. Outside the property is situated in this excellent non-estate position within the village with well maintained and spacious gardens to both the front and rear. There is a gravelled driveway providing off-road parking for numerous vehicles, single garage with workshop area and garden store. The property further benefits from oil fired central heating and viewing is highly recommended to appreciate this lovely position within this sought after village.



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**SERVICES**

Mains electricity, water and drainage services available. Oil fired central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Brant Broughton is a small village in the Brant Broughton/Stragglethorpe Civil Parish within the North Kesteven District of Lincolnshire. The village lies approximately 8 miles East of Newark on Trent, 12 miles North West of Sleaford and 12 miles South of Lincoln. Within the village there is a local village church, primary school, public house and playing field.



## ACCOMMODATION

### PORCH

### RECEPTION HALL

With main entrance door, exposed wood flooring, understairs storage cupboard, radiator, three UPVC windows, stairs to first floor, walk-in cloaks area and further built-in storage cupboards.

### LOUNGE

17' 2" x 14' 7" (5.23m x 4.44m) With UPVC patio and Bi-folding doors to rear garden, fitted shelving and cupboards, two feature radiators, exposed wood flooring and wood burner.



### DINING ROOM

16' 11" x 10' 10" (5.16m x 3.3m) With UPVC bay window to the rear elevation, UPVC window to the front elevation, exposed wood flooring and two floor radiators.

### KITCHEN/DINER

15' 11" x 14' 10" (4.85m x 4.52m) Fitted with a range of base units and drawers, stone work tops, 1½ bowl sink unit and drainer, CDA induction hob and double oven, feature extractor fan, integral fridge and freezer, tiled floor, wall radiator and further radiator, inset spotlights and two UPVC windows to the front elevation.



### REAR ENTRANCE LOBBY

With stable door, tiled floor and fitted storage units.

### UTILITY ROOM

With fitted units, plumbing for washing machine and dishwasher, sink and drainer, UPVC window to the rear elevation, boiler cupboard housing the oil central heating boiler and hot water cylinder.

### WC

With WC and tiled floor.

### FIRST FLOOR LANDING

With walk-in storage area, exposed wood flooring, double radiator, feature glass balustrade and UPVC window to the front elevation.



### BEDROOM ONE

22' 0" x 14' 11" (6.71m x 4.55m) With feature vaulted ceiling, UPVC window to the front elevation, exposed wood flooring, floor radiator and further radiator and four Velux windows.

### DRESSING AREA

9' 2" x 6' 0" (2.79m x 1.83m) With exposed wood flooring, radiator and inset spotlights.



#### EN-SUITE BATHROOM

9' 10" x 6' 10" (3m x 2.08m) With suite comprising of feature bath, WC, his-and-her wash hand basins with vanity drawers below, tiled floor and walls, fitted shower cubicle with large rainfall shower head, towel radiator, shaver point and inset spotlights.

#### BEDROOM TWO

14' 7" x 8' 6" (4.44m x 2.59m) With UPVC window to the rear elevation, radiator, inset spotlights and exposed wood flooring.

#### EN-SUITE

With suite comprising of fitted shower cubicle, WC, wash hand basin and vanity cupboard, inset spotlights, tiled floor and walls and towel radiator.



#### BEDROOM THREE

15' 5" x 10' 11" (4.7m x 3.33m) With UPVC windows to the front and rear elevations, exposed wood flooring, radiator, fitted wardrobes and drawers below.

#### BATHROOM

#### OUTSIDE

The property is situated in an excellent non-estate position. To the front of the property there is a lawned garden with a wide variety of flowerbeds, shrubs, borders and mature trees. There is an extensive gravelled driveway providing access to the single garage. A good sized and well maintained lawned rear garden with large patio/seating area, wide variety of mature shrubs, flowerbeds, borders and trees. There is a side pathway extending to the front of the property, further decked area, covered wood store and oil tank.





**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](http://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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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**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**

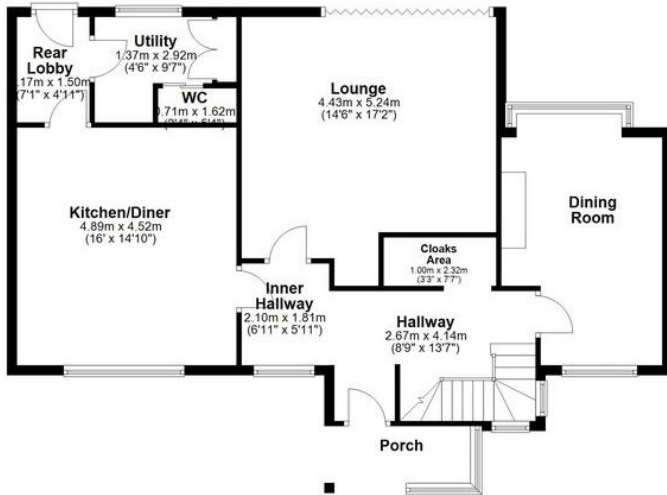
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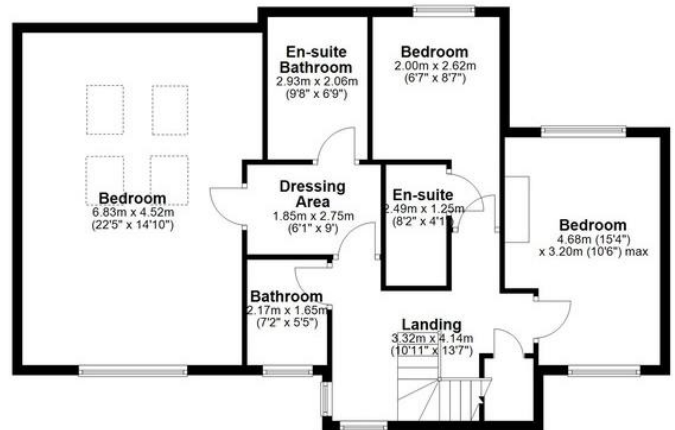
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**Ground Floor**  
Approx. 95.3 sq. metres (1026.3 sq. feet)



**First Floor**  
Approx. 88.8 sq. metres (955.9 sq. feet)



Total area: approx. 184.2 sq. metres (1982.2 sq. feet)

For Guidance Purposes Only  
Plan produced using PlanUp.

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