



- Recently Renovated Bungalow
- Two Double Bedrooms
- Lounge With FLAMES Of Lincoln Log Burner
- Kitchen Diner With Newly Fitted Kitchen
- Wrap Around Garden
- Driveway Parking & Garage
- Popular Village Location
- NO ONWARD CHAIN

Beech Road, Branston, LN4 1PG
£260,000





This fantastic detached bungalow has been recently updated to create a bright and welcoming home. From the moment you step inside, you'll notice how the spacious layout is filled with natural light and finished with fresh, modern décor. The main living area is a large, comfortable lounge featuring a newly fitted wood burner from Flames of Lincoln, perfect for cosy evenings. The kitchen-diner is another standout space, fitted with a new range of shaker-style cupboards, plenty of workspace, and built-in appliances including a 5-ring burner. The bungalow offers two good-sized double bedrooms and a stylish three-piece bathroom that features a luxury freestanding bath. Outside, the rear garden has been beautifully landscaped and is fully enclosed by fencing for privacy. It's a lovely space to relax, with well-kept flower borders and mature shrubs. For added peace of mind, the home comes with a garage with an electric roller door, a modern combi boiler, and had a full electrical rewire in 2025. Located in the popular village of Branston, you'll have everything you need close by, including a local Co-op, a doctors' surgery, and friendly village pub. There are plenty of nice spots for a walk nearby, and the village is home to the well-known Branston Community Academy. It's a very convenient spot for getting into Lincoln; the city centre is only about 4 miles away, meaning you can be parked up near the Cathedral or the high street in around 15 minutes. The property is located nearby to a bus stop which is convenient for all direct routes in to the city. Council tax band: C. Freehold.



Entrance Hall

Front door entrance, a cloak cupboard, a radiator, a uPVC double-glazed window, loft access - insulated, a pull-down ladder, and light with minimal boarding.

Lounge

21' 11" x 12' 4" (6.68m x 3.76m)

Three uPVC double-glazed windows, FLAMES of Lincoln log burner (recently fitted), two radiators. Access to:

Kitchen Diner

11' 10" x 13' 10" (3.60m x 4.21m)

Newly fitted. Shaker-style arrangement with counter worktops, integrated appliances such as a Hoover double oven with 5-ring burner, an extractor hood, integrated dishwasher, integrated carousel drawers, two uPVC double-glazed windows to the rear aspect, wood effect flooring, and a uPVC external door to the side aspect leading to the rear garden.

Bedroom 1

12' 3" x 11' 11" (3.73m x 3.63m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 2

9' 1" x 12' 11" (2.77m x 3.93m)

Having a uPVC double-glazed window to the front aspect and a radiator.

Bathroom

9' 0" x 6' 11" (2.74m x 2.11m)

Recently fitted bathroom suite. A luxury free-standing bath tub, a vanity unit, and a low-level WC, LVT flooring, uPVC double-glazed obscured window to the side aspect, a radiator, storage cupboard housing the gas central heating boiler (1.5-year warranty guarantee remaining).

Outside Rear

Enclosed garden with fenced and hedged perimeters, mostly laid to lawn with a patio seating area, external water source. Side gate leading to the front of the property.

Outside Front

Lawned front garden with fenced perimeter, a block paved driveway with parking for multiple vehicles. Access to:

Garage

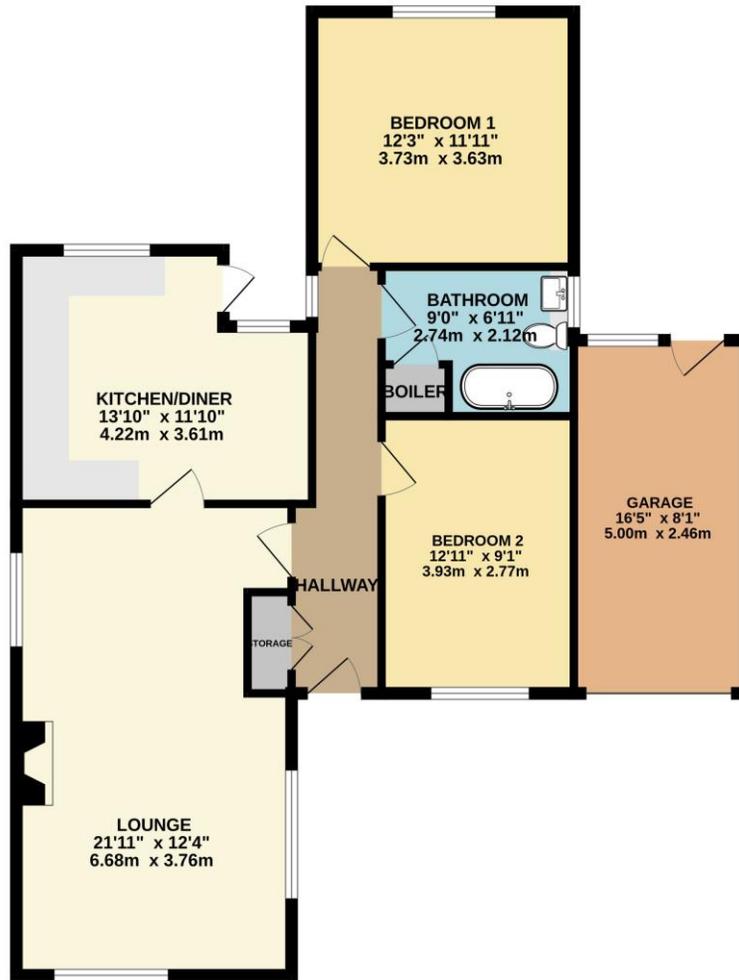
16' 5" x 8' 1" (5.00m x 2.46m)

Power and lighting. An electric roller door, a newly fitted fuse box, and electric and gas meters. External personnel door to the rear aspect and a window.





GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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