



- Period Semi-Detached Home
- Four Bedrooms Including Loft Conversion
- Two Reception Rooms
- Modern Kitchen
- Three Piece Family Bathroom
- Low Maintenance Rear Garden
- Driveway Parking
- 20 Minute Walk To Lincoln City Centre

Brancaster Drive, Lincoln, LN6 7UF
£275,000





Located in the popular Boutham Park area is this period semi-detached house boasting four bedrooms, including a loft conversion. Having accommodation over three floors, the property offers cosy and spacious accommodation. The ground floor comprises a welcoming entrance hall with a bay fronted lounge and a feature gas fireplace, a separate dining room, which leads onto a modern kitchen with a range of integrated appliances and a breakfast bar arrangement. Rising to the first floor, there are three bedrooms, two with built-in wardrobes. All bedrooms benefitting from the use of a three-piece family bathroom. The second floor is solely occupied by a master bedroom with Velux skylights as part of a loft conversion approximately 25 years ago. Externally, the home comes with a low-maintenance rear garden which is easy to maintain with a large timber-built garden shed, a paved area, and also access to the front of the property, which comes with gravelled parking for two vehicles. Boutham Park area is well-known for local amenities which include schooling at primary and secondary level, a regular bus service to and from Lincoln city centre, and is close proximity to the retail outlets that can be found on Tritton Road. Furthermore, you have the picturesque Boutham Park, and Lincoln's main High Street is a short 20-minute walk along the River Witham. For further details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having a uPVC front door entrance to the front aspect with wood flooring, a radiator, and stairs rising to the first floor. Access to the lounge and dining room.

Lounge

10' 11" x 10' 11" plus bay (3.32m x 3.32m)

Having a uPVC double-glazed bay window to the front aspect, a feature gas fireplace, a radiator, and coved ceiling.

Dining Room

11' 4" x 11' 11" (3.45m x 3.63m)

Having a uPVC double-glazed window to the rear aspect, low-level alcove storage and shelving arrangement, a radiator, and coved ceiling. Access to:

Kitchen

15' 10" x 8' 7" (4.82m x 2.61m)

Having a range of modern eye and base-level units with counter worktops, space and plumbing for appliances, integrated appliances such as an oven, a 4-ring hob with extractor hood, a microwave, sink and drainer unit, tiled surround, a radiator, a breakfast bar and a uPVC double-glazed window to the rear and side aspect, external door leading onto the rear garden and a large understairs storage cupboard - housing the consumer unit and the electric meter.

First Floor Landing

Two storage cupboards, a radiator, stairs rising to the second floor, and a uPVC double-glazed window to the front aspect.

Bedroom 2

8' 11" x 12' 2" (2.72m x 3.71m)

Having a uPVC double-glazed window to the rear aspect with fitted blinds, a vertical radiator, and a built-in wardrobe.

Bedroom 3

8' 9" max to back of wardrobe x 11' 2" (2.66m x 3.40m)

Having a uPVC double-glazed window to the front aspect with fitted blind, built-in storage and shelving arrangement, and a radiator.

Bedroom 3

7' 11" x 8' 8" (2.41m x 2.64m)

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

Bathroom

5' 7" x 7' 5" (1.70m x 2.26m)

Three-piece suite comprising bath with an electric shower over, a low-level WC, pedestal hand wash basin unit, a chrome heated hand towel rail, a uPVC double-glazed obscured window to the side aspect, and a storage cupboard housing a Logic combination boiler.

Second Floor Landing

Loft Converted Bedroom

10' 3" x 14' 7" (3.12m x 4.44m)

Having a uPVC double-glazed window to the side aspect, 2 Velux windows, a radiator, and eaves access.

Outside Rear

A low-maintenance garden, timber garden shed, and is enclosed with fenced perimeters, lawned and paved areas, and an external water source. Side gate leading to the front of the property.

Outside Front

Gravelled driveway with parking for 2 vehicles and an external gas meter.

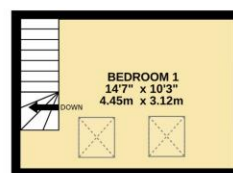




GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

2ND FLOOR
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 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.

Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests and enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE