



- 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 Boultham 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. Boultham 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 Boultham 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.



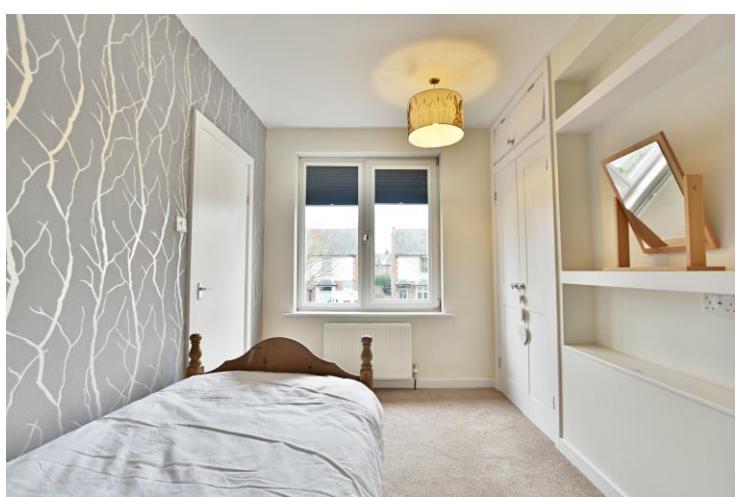
First Floor Landing

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

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.

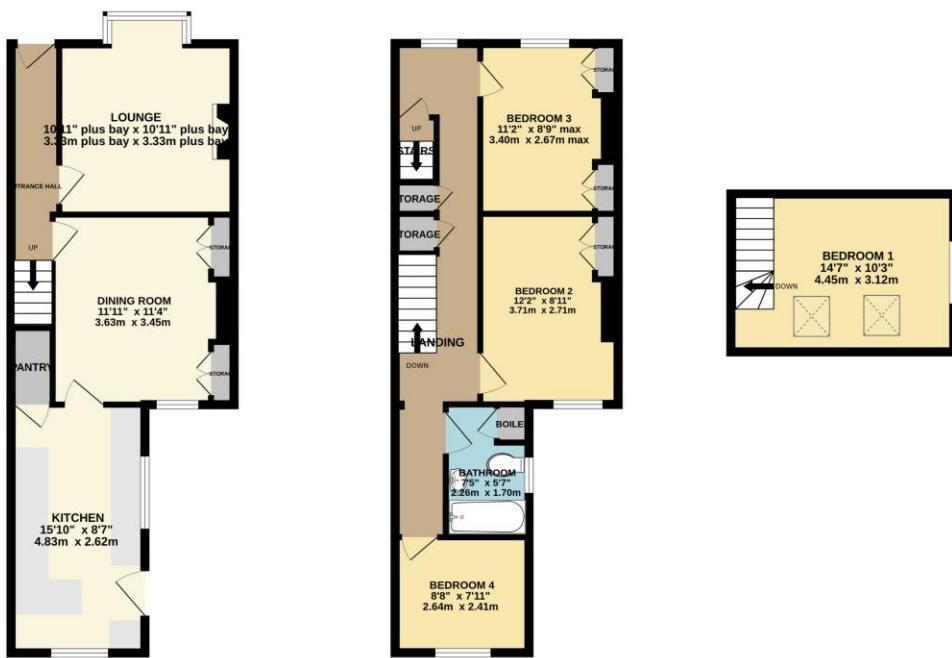




GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

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

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



TOTAL FLOOR AREA : 1005 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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