



**38 Goldcrest Avenue**  
Branston, Lincoln, LN4 1FW



Book a Viewing!

**£360,000**

An executive and modern four bedroom detached house, with the addition of a double garage, situated on the outskirts of the village of Branston just to the South of Lincoln. The property has spacious living accommodation comprising of Hall, Lounge, Dining Room, Study, modern Kitchen/Breakfast Room, Utility Room, Cloakroom/WC and a First Floor Landing leading to four double Bedrooms, master with En-suite Shower Room, additional Jack and Jill Shower Room to Bedrooms 2 & 3, and a modern family Bathroom. Outside the property has front and rear gardens, driveway for multiple vehicles and detached double garage. Viewing of this family home is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – E.

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

**TENURE** - Freehold.

Annual Service Charge Amount - £207.52

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



#### HALL

With staircase to the first floor and radiator.

#### STUDY

9' 6" x 6' 4" (2.90m x 1.95m) With double glazed window to the front aspect, storage cupboard and radiator.

#### DINING ROOM

10' 9" x 9' 7" (3.28m x 2.93m) With double glazed window to the front aspect, double glazed bay window to the side aspect and radiator.

#### LOUNGE

15' 9" x 13' 6" (4.81m x 4.12m) With double glazed French doors to the rear garden, double glazed window to the side aspect, flame effect electric fire set within a decorative fireplace, wood effect laminate flooring and radiator.

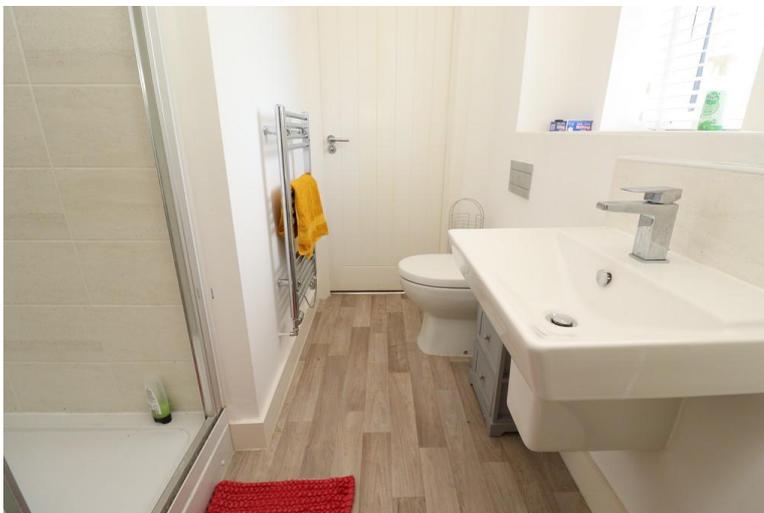


#### KITCHEN/BREAKFAST ROOM

14' 1" x 12' 7" (4.31m x 3.85m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, wall mounted gas fired central heating boiler, tiled flooring, under counter lighting, spotlights, radiator, double glazed window to the side aspect and double glazed French doors to the rear garden.

#### UTILITY ROOM

With spaces for washing machine and tumble dryer, stainless steel sink with side drainer and hot and cold taps and radiator.



#### CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

10' 6" x 14' 10" (3.22m x 4.54m) With double glazed window to the rear aspect, built-in wardrobes, ceiling fan and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall hung wash hand basin, tiled splashbacks, spotlights, chrome towel radiator and double glazed window to the rear aspect.

#### BEDROOM 2

11' 5" x 9' 4" (3.50m x 2.85m) With double glazed window to the front aspect and radiator.

#### JACK AND JILL EN-SUITE

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall hung wash hand basin, tiled splashbacks, spotlights, chrome towel radiator and double glazed window to the front aspect.





### BEDROOM 3

9' 9" x 9' 8" (2.99m x 2.95 m) With double glazed window to the front aspect and radiator.

### BEDROOM 4

9' 8" x 9' 7" (2.97m x 2.93 m) With double glazed window to the rear aspect and radiator.

### BATHROOM

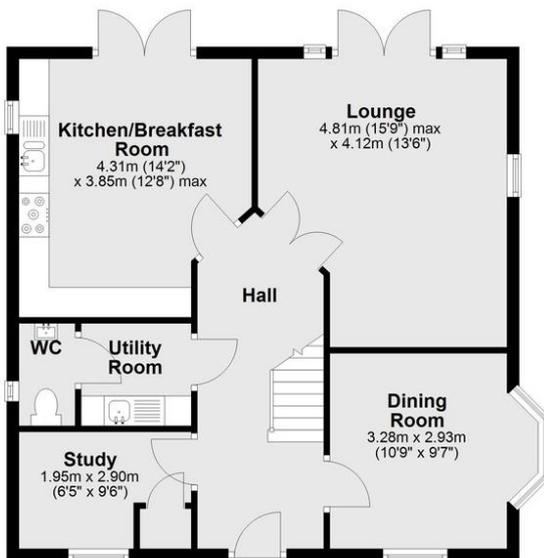
Fitted with a three piece suite comprising of panelled bath, close coupled WC and wall hung wash hand basin, part tiled walls, spotlights, chrome towel radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a lawned garden. There is a side driveway providing off street parking for multiple vehicles and giving access to the double garage. The detached double garage has twin up and over doors, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area with pergola over.

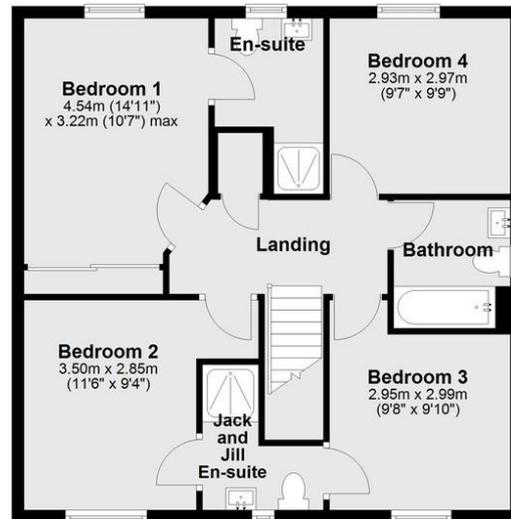
### Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



### First Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



Total area: approx. 132.2 sq. metres (1422.8 sq. feet)

#### 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.

#### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who 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.

CW, J Walter and Calum 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.

Clawings 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 who 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.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure the details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given that:

1. The details are general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has an authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.