



- Four-Double Bedroom Family Home
- Modern Kitchen/Diner
- Solar Panels With Quarterly Payback
- Shower Room To Master Bedroom

- Well-Presented Throughout
- Corner Plot Position
- Driveway & Single Garage
- Sought After Village Location

Heathfield Avenue, Branston, LN4 1UG
£310,000





Starkey&Brown is delighted to offer for sale this well-presented four double bedroom detached family home positioned on a corner plot within the ever popular village of Branston. The property provides spacious and well-proportioned living throughout and is ideal for families. Accommodation briefly comprises a welcoming entrance hall, a bright and comfortable lounge featuring a box bay window to the front aspect and a modern fully equipped kitchen diner with patio doors leading onto the rear garden which creates a great space for everyday and entertaining. Finishing the ground floor is a downstairs WC. Rising to the first floor there are four double bedrooms and a family bathroom. The master bedroom benefitting from a shower room. Further benefits includes owned outright solar panels, gas central heating and uPVC double-glazing throughout. Externally the property has a generous corner plot with a south-facing private rear garden extending to the side of the property creating a fantastic outdoor space. The garden has been well-maintained and features a range of mature shrubs and hedges and flowerbeds. To the front of the property there is a driveway providing off street parking along with access to the integral garage. The village of Branston is highly sought village offering a range of local amenities including schooling, shops, transport and bus services into Lincoln city centre, nearby green spaces and countryside walks. Council tax band: D. Freehold.



uPVC composite door leading into:

Entrance Hall

Tiled flooring, a coved ceiling, a radiator, a staircase rising to the first floor, and internal French doors leading into:

Kitchen Diner

21' 0" x 12' 10" (6.40m x 3.91m)

Kitchen Area

A range of wall and base units with countertops, an integrated double oven, a 4-ring induction hob with an overhead extractor fan, a ceramic sink with mixer tap, a vertical radiator, an walk-in downstairs storage cupboard, a uPVC door leading to the side of the property, tiled flooring, LED lighting, tiled splashback, a wall-mounted boiler (fitted 2023 fully serviced and 12 year warranty), an integrated washing machine, uPVC double glazed window to the front aspect, 4-seater breakfast bar, a coved ceiling and space for a fridge freezer.

Dining Area

A uPVC French door leading to the rear, tiled flooring, a radiator, and a coved ceiling.

Living Room

17' 4" x 12' 1" (5.28m x 3.68m)

Box bay window to the front aspect, carpeted, a coved ceiling, a radiator, and a gas fireplace with a mantle surround.

Downstairs WC

Low-level WC, a wash hand basin, a frosted double-glazed window to the rear, tiled flooring, partially tiled walls, a vertical radiator, and a coved ceiling.

First Floor Landing

A uPVC double-glazed window to the side of the property, a coved ceiling, loft access - boarded, ladder and light, a coved ceiling, and a radiator. Access to bedrooms.

Bedroom 1

13' 3" x 11' 8" (4.04m x 3.55m)

A uPVC box bay window to the front aspect, carpeted, a radiator, a coved ceiling, and a fitted double wardrobe. Access to:

Shower Room

Walk-in shower cubicle, a vertical radiator, a uPVC frosted window to the side aspect, tiled flooring, tiled walls, and LED lighting.

Bedroom 2

13' 5" x 9' 6" (4.09m x 2.89m)

A uPVC double-glazed window to the rear, carpeted, a radiator, and a coved ceiling.

Bedroom 3

10' 4" x 10' 2" (3.15m x 3.10m)

A uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a coved ceiling.

Bedroom 4

11' 7" x 8' 1" (3.53m x 2.46m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a coved ceiling.

Family Bathroom

Three-piece suite comprising low-level WC, wash hand basin, panelled bath, tiled walls, tiled flooring, a uPVC frosted window to the side aspect, wall-mounted mirror with LED lighting, further LED lighting, and a built-in storage cupboard.

Outside Front

Corner plot position with a lawned area to the front, a variety of shrubs and hedges, and a block paved drive for 2 vehicles. Access to:

Garage

15' 7" x 8' 0" (4.75m x 2.44m)

Having an up-and-over door, power, and electricity.

Outside Rear

South-facing fully fenced surround, being mostly laid to lawn with a patio seating area. Second seating area to the side of the property. A variety of shrubs and hedges, a feature pond, and access to both sides leading to the front of the property.

Agents Note

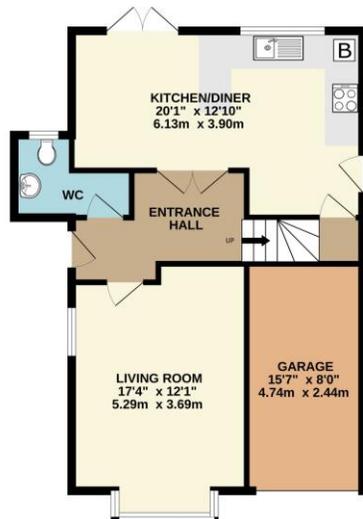
Owned outright 21 solar panels. The seller gets paid back quarterly.





GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA - 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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.

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