



Lincoln Road, Branston Lincoln LN4 1NX



**william
h brown**

welcome to

Lincoln Road, Branston Lincoln

Early viewing is essential for this spacious detached home located on a generous plot within the sought after and well serviced village of Branston. Boasting front and rear gardens, ample driveway parking, detached double garage and en suite to the main bedroom!



Entrance Hall

With double glazed front door.

Lounge

With double glazed bay window to the front, fireplace, wooden flooring and two radiators.

Dining Room

With double glazed windows to the side and front, double doors opening to the front, stairs rising to the first floor, wooden flooring and radiator.

Kitchen

With two double glazed windows to the side, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, space for cooker with extractor fan over, part tiling to the walls, integral dishwasher and feature brick surrounded alcove.

Utility Room

With double glazed door opening to the rear garden, double glazed windows to the rear and side, a range of wall and base units, space and plumbing for washing machine, space for fridge freezer, space for dryer and stainless steel sink and drainer.

Bathroom

With obscured double glazed window to the side, bath with shower fitted over, wc, wash hand basin, tiling to the floor

Bedroom Two

With double glazed windows to the side and rear, wooden flooring and radiator.

Bedroom Three

With double glazed window to the side, laminate flooring and radiator.

First Floor Landing

With stairs rising from Dining Room.

Bedroom One

With double glazed window to the side, built in

storage, carpet flooring and radiator.

En Suite

With shower cubicle, wc, wash hand basin, part tiling to the walls and radiator.

Detached Double Garage

Currently comprising of an office space and workshop space, both with power and light as well as the office space benefitting from heating.

Outside

Property benefits from a generous driveway to the front providing off road parking for numerous vehicles, extending to both the side and rear. Alongside the driveway is a spacious hedge and shrub bordered area of lawn. To the rear is a further generous garden with a large patio area ideal for seating and outdoor dining, a large area of lawn and mature shrubs.



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welcome to

Lincoln Road, Branston Lincoln

- SPACIOUS DETACHED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS PLOT
- AMPLE DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123790 - 0006

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