



Curtois Close, Branston



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£1,200 PCM

- ** Virtual Viewing Available **
- Three Bedroom Detached Bungalow
- Lounge Diner & Kitchen
- Available Now
- Deposit: £1384
- Holding Deposit: £276
- EPC Rating C
- Council Tax Band C



**** Virtual Viewing Available ** Available Now - THREE BEDROOM Detached Bungalow** situated in a conveniently located cul de sac position within the village of Branston which offers a great variety of amenities. The accommodation comprises Entrance Hall, 20ft dual aspect Lounge Diner, Breakfast Kitchen, Three Bedrooms and Newly Fitted Shower Room. The property benefits from gas central heating and upvc double glazing. Outside gardens front and rear with driveway leading to attached garage. Deposit: £1384 Holding Deposit: £217 EPC Grade C Council Tax Band C

Front Porch

Door to front aspect.

Entrance Hall

Built in double cupboard with wall mounted gas central heating boiler.

Lounge Diner 20'2" x 13'4" (6.1m x 4.1m)

Window to front aspect, window to side aspect, radiator and fire within decorative fireplace.

Breakfast Kitchen 9'3" x 7'6" (2.8m x 2.3m)

Door and window to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Built in pantry cupboard. Radiator. Cooker and washing machine.



Bedroom One 12'5" x 10'4" (3.8m x 3.1m)

Window to side aspect and radiator.

Bedroom Two 12'5" x 9'4" (3.8m x 2.8m)

Window to rear aspect and radiator.

Bedroom Three 8'9" x 7'0" (2.7m x 2.1m)

Window to side aspect and radiator.

Shower Room 6'8" x 6'0" (2m x 1.8m)

Window to side aspect. Fitted with a low level wc, wash hand basin and shower enclosure. Chrome heated towel rail and extractor fan.



Outside

To the front of the property is a lawned garden and a driveway leading to the attached garage. Gated side access leads to the enclosed rear garden which is a mixture of paving and areas of shrubbery.

Garage

Up and over door.

Agents Note

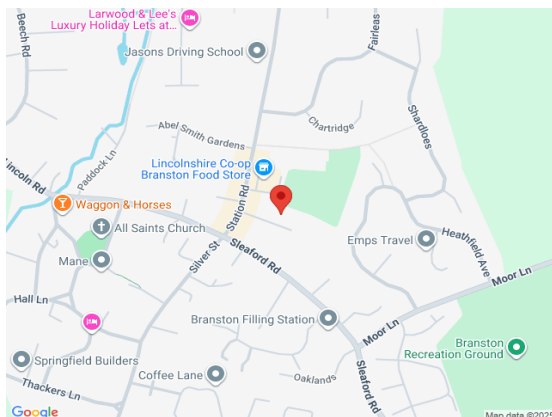
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GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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