



**1a Kirk Road, Branston LINCOLN LN4 1FQ**



**welcome to**

**1a Kirk Road, Branston LINCOLN**

Immaculate three-bedroom home situated within the sought after village of Branston with modern kitchen, spacious lounge/diner, en suite to main bedroom, enclosed rear garden and off road parking, ideally located close to amenities, schools and transport links.



An immaculate and contemporary three-bedroom family home, ideally situated within the highly sought after village of Branston, offering stylish and well-proportioned accommodation arranged over three floors. Perfectly suited to modern family living, the property benefits from a high-quality finish throughout and is conveniently located close to a range of local amenities, schooling and transport links.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom wc, a modern high gloss fitted kitchen with some integrated appliances, and a spacious lounge/diner with doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms, both served by a family bathroom. The second floor is dedicated to a superb main bedroom, complete with en suite facilities, offering a private and tranquil retreat.

Externally, the property enjoys off road parking to the front, with a pathway leading to the entrance and gated side access. The enclosed rear garden is fully fence panelled and mainly laid to lawn, complimented by a patio seating area, perfect for outdoor dining.

Branston offers excellent local amenities including shops, eateries, public houses, parks, sports clubs and a spa, making this an ideal family home in a desirable village setting.

**Entrance Hall**

**Cloakroom Wc**

**Lounge / Diner**

**Kitchen**

**First Floor Landing**

**Bedroom Two**

**Bedroom Three**

**Second Floor Main Bedroom**

**En Suite**

**Outside**



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welcome to

## 1a Kirk Road, Branston LINCOLN

- WELL PRESENTED & MODERN FAMILY HOME
- THREE GENEROUS BEDROOMS
- HIGH GLOSS FITTED KITCHEN
- SPACIOUS LOUNGE/DINER
- EN SUITE TO MAIN BEDROOM

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

# £255,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR124009 - 0002

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