



Lincoln Road, Branston

 4  1  2

**Freehold**

**Guide Price £450,00 - £485,000**

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## Key Features

- Substantial Semi-Detached House
- Four Bedrooms
- Sought After Village Location
- Large Plot
- Detached Garage
- Character Features
- EPC rating D





A beautifully presented and deceptively spacious FOUR BEDROOM SEMI DETACHED FAMILY HOME, boasting generous gardens and set within the highly sought after village of Branston.

Ideally positioned with excellent access to Lincoln City Centre and just a short walk from a wide range of village amenities including a Primary and Secondary School, Doctors Surgery, local Shops, and traditional Pubs.

The accommodation comprises; Entrance Hall, Living Room, Dining Room, Downstairs WC and an open plan Kitchen Dining Living Area and Utility Room. To the first floor, the property offers Four generously sized Bedrooms and a modern Family Bathroom.

Externally, the property enjoys excellent curb appeal with a driveway leading to a Detached Single Garage, alongside a neatly maintained front garden with mature trees offering privacy. To the rear, a landscaped garden with an impressive outdoor space featuring a raised patio area, fire pit and lawns bordered by mature trees.

### Entrance Hall

Door to front aspect, radiator and stairs to first floor.

### Lounge

16'9" x 13'4" (5.1m x 4.1m)

Box bay window to front aspect, coving to ceiling, wooden flooring, radiator and gas fire within decorative surround.

### Dining Room

14'0" x 11'10" (4.3m x 3.6m)

Door and window to front aspect and window to side aspect. Coving to ceiling, dado rail, LVT flooring and radiator.

### Open Plan Living Dining Kitchen

16'2" x 15'11" (4.9m x 4.9m)

French doors and windows to rear aspect and window to side aspect. Column radiator and parquet LVT flooring.

### Kitchen Area

14'9" x 11'2" (4.5m x 3.4m)

Fitted with a range of wall and base units with work surface and drainer sink unit. Feature breakfast bar with wine rack. Integrated appliances include double oven, five ring gas hob, extractor hood, fridge, freezer and dishwasher.

### Utility Room

6'0" x 5'10" (1.8m x 1.8m)

Fitted with base units with work surface over. Space and plumbing for washing machine. Wall mounted gas central heating boiler.





### Cloak Room

Window to side aspect. Fitted with a low level wc, wash hand basin, radiator and extractor fan.

### First Floor Landing

Window to front aspect, radiator and loft access.

### Bedroom One

16'11" x 13'3" (5.2m x 4m)

Box bay window to front aspect, radiator and coving to ceiling.

### Bedroom Two

13'11" x 11'6" (4.2m x 3.5m)

Windows to both front and side aspects. Coving to ceiling and radiator.

### Bedroom Three

13'3" x 10'0" (4m x 3m)

Window to rear aspect and radiator.

### Bedroom Four/Study

8'2" x 6'9" (2.5m x 2.1m)

Window to rear aspect and radiator.

### Bathroom

9'10" x 9'10" (3m x 3m)

Windows to both rear and side aspects. Fitted with a low level wc, wash hand basin and panelled bath with mains shower appliance and glazed shower screen. Part tiled walls, radiator and extractor fan. Built in storage cupboard.



## Outside

To the front of the property is a lawned garden and an extensive driveway providing generous off parking.

To the rear of the property is an expansive lawned garden with mature planting. There are two paved patio areas. Established trees and planting screen the front garden from the road.

## Garage

19'8" x 10'4" (6m x 3.1m)

Up and over door, personal side door and window to rear aspect. Power and lighting.

## Agents Note

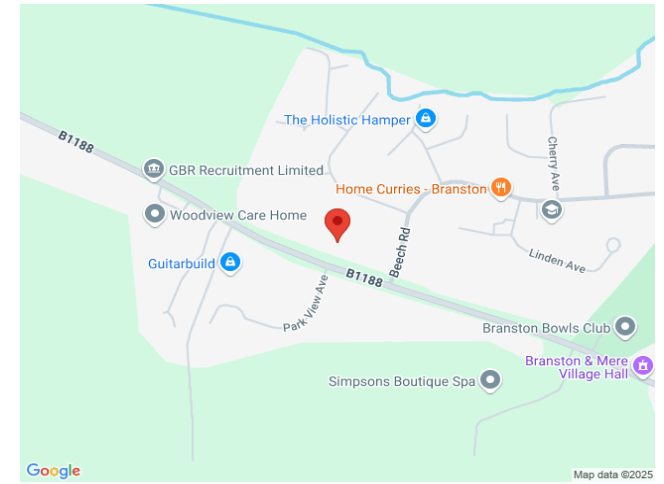
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# Floorplan



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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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