



- Detached Bungalow
- In Need Of Some Modernisation
- Driveway & Single Garage
- Sold With No Onward Chain
- Three Bedrooms
- Spacious Lounge Diner
- Popular Village Location
- Call Today To View

Magnolia Close, Branston, LN4 1PW  
£240,000





Starkey&Brown is delighted to present this three-bedroom detached bungalow on Magnolia Close in the highly sought after village of Branston. The property is being sold with no onward chain and this spacious bungalow presents an excellent opportunity for buyers looking to modernise and create their ideal home in a desirable village location. Accommodation briefly comprises a welcoming entrance hall leading through to a generous lounge diner offering excellent space for relaxing and entertainment. There is a fitted kitchen and three well proportioned bedrooms situated to the rear of the property overlooking the rear garden and a three piece family bathroom suite. The property would benefit from a programme of cosmetic modernisation and provides a blank canvas for the next owners to put their own stamp on the property and tailor it to their own style. Externally to the front of the property there is a generous driveway providing ample off street parking, alongside a single garage offering additional storage or parking. To the rear there is a private enclosed garden that provides excellent outdoor space with plenty of potential for gardeners to create a peaceful garden. Further benefits include gas central heating and uPVC double-glazing throughout. The village of Branston is one of Lincoln's most desirable locations, offering fantastic amenities including a Co-op food store, highly regarded schools, a doctors surgery, easy access to the A15 and a regular bus service into Lincoln city centre. Council tax band: C. Freehold.



uPVC door leading to:

### Porch

Further door leading to:

### Entrance Hall

Fitted storage and access leading into:

### Lounge Diner

23' 3" x 19' 11" (7.08m x 6.07m)

Having a uPVC double-glazed window to both sides, a uPVC sliding glass door to the front aspect, a gas fireplace, and two radiators. Access to:



### Kitchen

12' 1" x 11' 9" (3.68m x 3.58m)

Having a range of matching wall and base units with countertops, space and plumbing for appliances, a stainless steel sink with mixer tap, freestanding electric oven with 4-ring electric hob and an overhead extractor fan, tiled splashback, a uPVC double-glazed window to the side aspect, a wall-mounted boiler and a radiator.



### Bedroom 1

13' 4" x 10' 0" (4.06m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

### Bedroom 2

10' 9" x 9' 0" (3.27m x 2.74m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.



### Bedroom 3

10' 9" x 6' 10" (3.27m x 2.08m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

### Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, panelled bath with overhead shower, tiled walls, a frosted double-glazed window to the side aspect and tiled flooring.

### Outside Front

Concrete-laid driveway and stone area. Access to the garage.

### Garage

18' 1" x 8' 5" (5.51m x 2.56m)

Having an up-and-over door, a personnel door to the rear.



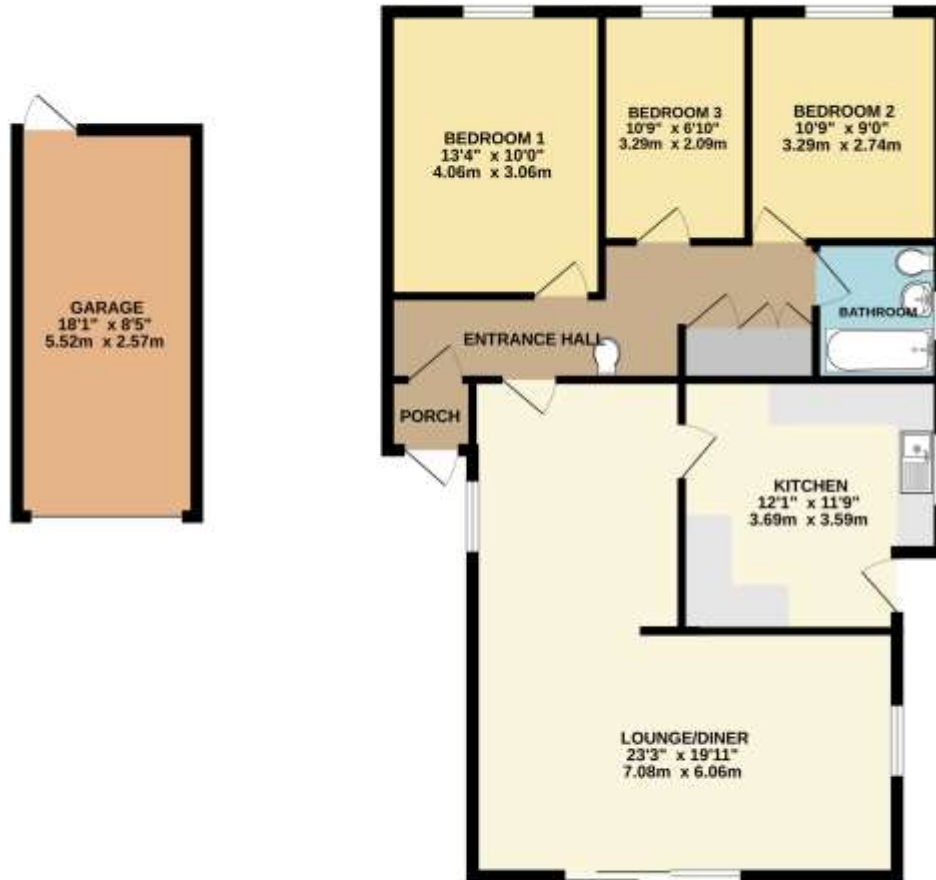
### Outside Rear

Stone-laid garden, fully fenced, side access to the front of the property, a timber-built shed, and rear access to the garage.





GROUND FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of length, width, height, volume and any other figures are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon should not be relied upon and no guarantee is made in this regard. All measurements are approximate. ©2024

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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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