



Lodge Drive, Branston



£200,000

- Semi-Detached House
- Two Bedrooms
- Lounge & Kitchen Diner
- Conservatory
- Enclosed Rear Garden
- Gas Central Heating
- Tenure: Freehold
- EPC Rating D



Well presented, modern TWO BEDROOM Semi-Detached House located in the sought after village of Branston. Perfectly positioned within walking distance of the local shops, schools, doctors and host of other amenities. The property further benefits from Gas Central Heating and uPVC Double Glazing Throughout.

The accommodation on offer comprises Porch, Lounge, Kitchen Diner and Conservatory to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Externally to the front of the property there is a driveway for two cars and small lawned garden. To the rear of the property there is an enclosed lawned garden and patio.

Porch

With entrance door and door to the lounge.

Lounge 12'7" x 14'3" (3.8m x 4.3m)

With a window to the front aspect, stairs to the first floor, understairs cupboard and radiator.



Kitchen/Breakfast Room 8'0" x 14'3" (2.4m x 4.3m)

With windows to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over, space and plumbing for a washing machine, space for a fridge/freezer and radiator.

Conservatory 10'9" x 7'6" (3.3m x 2.3m)

With windows to the rear and side aspects and radiator.

Landing

With stairs to the ground floor and access to the airing cupboard.

Bedroom One 9'5" x 11'0" (2.9m x 3.4m)

With a bay window to the front aspect, fitted wardrobe and radiator.

Bedroom Two 11'2" x 8'1" (3.4m x 2.5m)

With a window to the rear aspect and radiator.

Bathroom

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property is a lawned garden with mature shrubs and a driveway for two cars. To the rear of the property is an enclosed garden surrounded by mature shrubs, patio and shed.

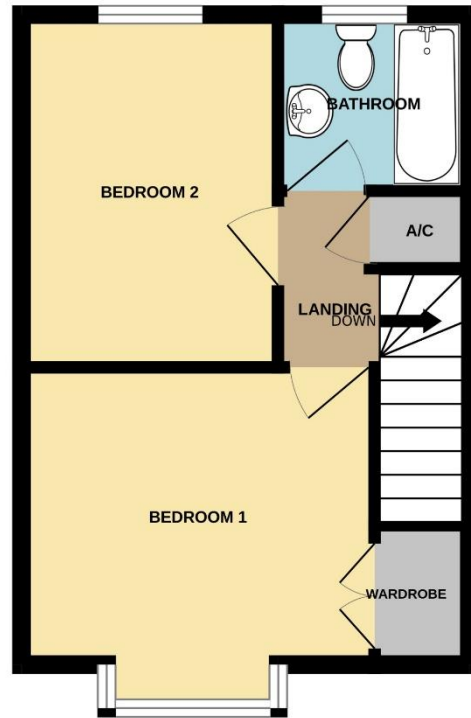
Agents Note

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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



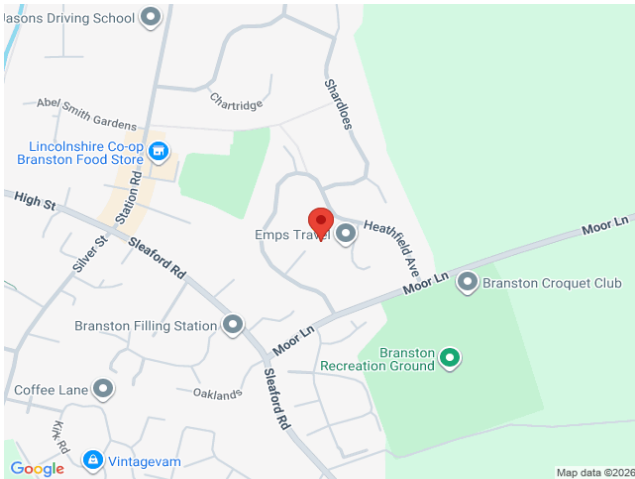
1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



LODGE DRIVE, BRANSTON, LN4 1UH

TOTAL FLOOR AREA : 680 sq.ft. (63.1 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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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