



Goldcrest Avenue, Branston



£255,000

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Sought After Village Location
- Driveway & Garden
- UPVC DG & GCH
- En Suite to Master Bedroom & Family Bathroom
- EPC rating B



A spacious THREE bedroom Semi-Detached House in the sought after village of Branston. The accommodation comprises of; entrance hall, cloakroom, lounge, kitchen diner with built in appliances including dishwasher. To the first floor landing, three bedrooms with en suite shower room to the master bedroom, family bathroom. Outside, the driveway extends to the side of the property with gated access into the rear garden and paved patio area.

The property is well presented throughout and located in a popular village development.

Entrance

The property is entered via a partly glazed door to the front elevation with window to side aspect, understairs storage, stairs to the first floor landing, downstairs cloakroom and radiator.

Downstairs WC

With window to front aspect, low level WC, wash hand basin and radiator.

Lounge

16'5" x 10'4" (5m x 3.1m)

With window to front aspect and radiator.

Kitchen Diner

17'3" x 9'4" (5.3m x 2.8m)

With window and French Doors to the rear aspect. Fitted with a range of base and eye level units with worktop over, one and a half sink with drainer, built in oven, hob with extractor and integrated dishwasher and radiator.



First Floor Landing

With stairs taken from hallway with built in airing cupboard.

Bedroom One

10'4" x 10'4" (3.1m x 3.1m)

With window to rear aspect, door to en suite shower room and radiator.

Bedroom Two

12'6" x 10'4" (3.8m x 3.1m)

With window to front aspect, floor to ceiling fitted wardrobes and radiator.

Bedroom Three

9'1" x 8'6" (2.8m x 2.6m)

With window to front aspect and radiator.

Family Bathroom

6'9" x 6'7" (2.1m x 2m)

With window to rear aspect, panelled bath with shower over, wash basin and low level WC.

Outside

A driveway extends to the side of the property with gated access into the rear garden. There is a paved patio area with the remainder laid to lawn and enclosed by a brick wall.

Agents Note

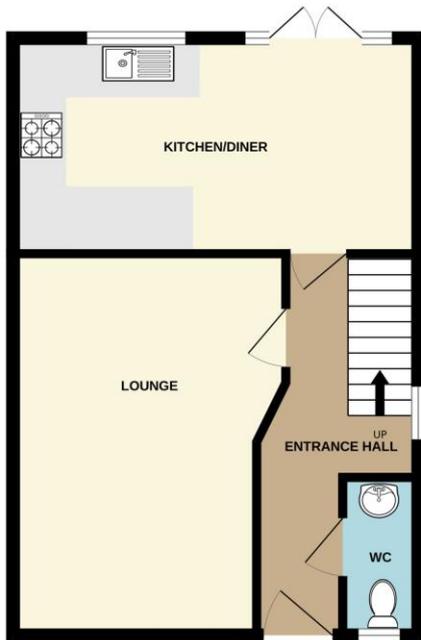
The sellers have instructed they pay an annual service charge of £218.27.

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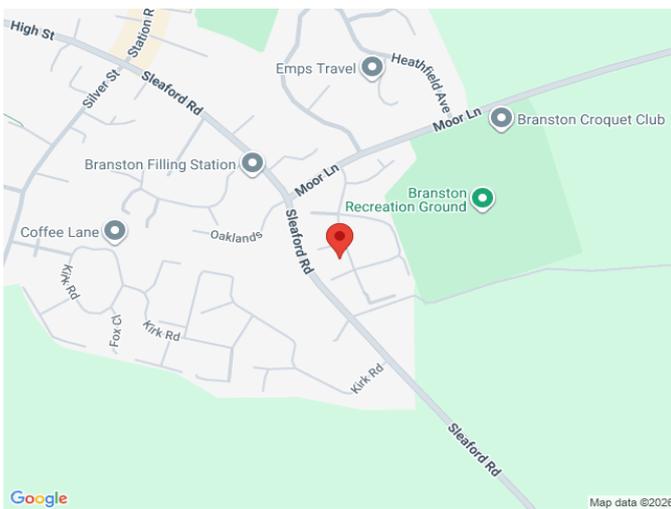
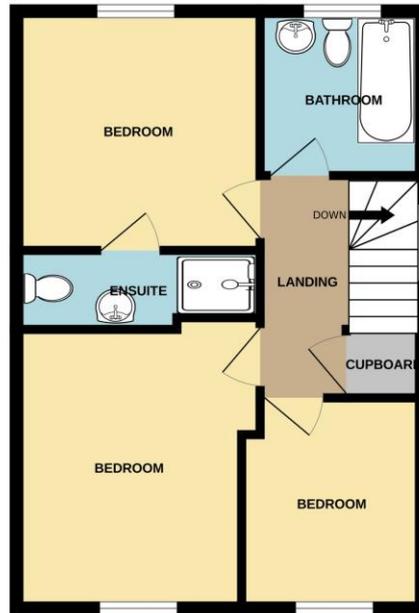


Floorplan

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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