

Welbourn Road, Brant Broughton



GUIDE PRICE £270,000 to £280,000. A truly unique two bedroom detached bungalow situated at the edge of this popular village location. The property has been extensively refurbished throughout and the quality of the fixtures and fittings is exemplary. In addition to the two double bedrooms, there is an OPEN PLAN LIVING SPACE, a shower room, a LARGE GARAGE/GAMES ROOM and ample off road parking. There rear garden is a particular feature and also contains a CABIN. This home is double glazed and has air source heating. NO CHAIN.

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Situation and Amenities

Brant Broughton is an attractive village situated north of the A17 approximately 12 miles south of Lincoln and 8 miles east of Newark. Amenities include, The Generous Briton public house, fire station, a busy village hall, Methodist Church, Quaker Meeting House, and the Parish Church of St Helens. Further services are located in the neighbouring villages of Navenby and Leadenham. Newark and the A1 provide superb transport links, with the nearby station providing quick and convenient access to both the North and London Kings Cross (approx 1hr10mins). Both Lincoln and Newark are in close proximity. Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle - home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. There is also the Brayford Waterfront - home to the University, cinema, bars, cafes and restaurants, some with fabulous views over the Marina. This combination of ancient and modern urban living makes any village near Lincoln the perfect place to live. Just along the A17 the charming market town of Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark's fascinating heritage is ripe for exploration with enchanting historic sites such as Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. The town enjoys family friendly attractions such as a cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores in Newark town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike. There are also a good range of antique shops.

Accommodation

Upon entering the new composite front door, this leads into:

Entrance Hallway

The entrance hallway has doors providing access to the living accommodation and both bedrooms. The hallway has LVT flooring, a feature clad wall, a ceiling light point and a radiator. Access to the roof space is obtained from the hallway.

Bedroom One 11' 4" x 9' 9" (3.45m x 2.97m)

An excellent sized double bedroom with a window to the rear elevation overlooking the patio and garden beyond. This delightful bedroom has recessed ceiling spotlights and a radiator.

Bedroom Two 9' 9" x 9' 1" (2.97m x 2.77m)

A further double bedroom, having a window to the front elevation, recessed ceiling spotlights, a feature clad wall and a radiator.

LIVING SPACE 30' 7" x 13' 8" (9.31m x 4.16m) (overall measurements and at widest points)

This fabulous open plan space has a large picture window to the front elevation, French doors leading into the rear garden and a door into the shower room. The entire room is complemented with LVT flooring.

Lounge Area in the Living Space 13' 7" x 12' 6" (4.14m x 3.81m)

The lounge area has recessed ceiling spotlights and a radiator.

Dining Room Area with the Living Space 9' 7" x 7' 9" (2.92m x 2.36m) (excluding cupboards)

This charming dining space has recessed ceiling spotlights, a pendant light and a radiator. There is also a comprehensive suite of bespoke fitted cupboards/wardrobes.

Kitchen Area within the Living Space 10' 11" x 8' 7" (3.32m x 2.61m)

The kitchen area has a window to the side overlooking the patio, and as previously mentioned, French doors leading into the rear garden. This newly fitted kitchen has a comprehensive range of base and wall units, complemented with square edge work surfaces and matching splash backs. There is a ceramic sink, and integrated appliances include an oven with ceramic hob and extractor hood above, fridge, freezer, dishwasher and washing machine. The kitchen area also has recessed ceiling spotlights and a radiator.

Shower Room 7' 10" x 4' 10" (2.39m x 1.47m)

The well appointed shower room has an opaque window to the rear and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The room is complemented with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

The property is approached via an electrically operated sliding gate which leads onto a gravelled driveway providing off road parking for numerous vehicles. The driveway in turn leads down the side of the property to the garage. To the rear of the garage is the bin store. The front garden is well maintained and laid primarily to lawn edged with well stocked borders. The air source heat pump is located in the front garden. Gated access leads to the rear garden.

Rear Garden

The rear garden is a particular feature of the property and enjoys a high degree of privacy. The garden has been very tastefully landscaped and comprises a well maintained lawn edged with raised beds containing a number of shrubs and plants. There are also a number of mature fruit trees. The garden contains a porcelain patio area situated adjacent to the rear of the property, and also a decked area located at the foot of the garden. Also at the foot of the garden is the cabin.

Cabin 15' 1" x 8' 6" (4.59m x 2.59m)

This versatile building would serve equally well as a summerhouse or studio/home office and has two windows to the rear overlooking the garden, and a further window to the side. The cabin has power, recessed lighting and a ceramic tiled floor.

Garage/Games Room 27' 3" x 11' 6" (8.30m x 3.50m) (overall dimensions)

This fabulous additional room is fully insulated and has an electrically operated roller shutter door to the front elevation, a window to the rear and two sets of French doors. The room is equipped with both power and lighting and, as with the rest of the property, is finished to a high specification.

Council Tax

The property is in Band B.

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

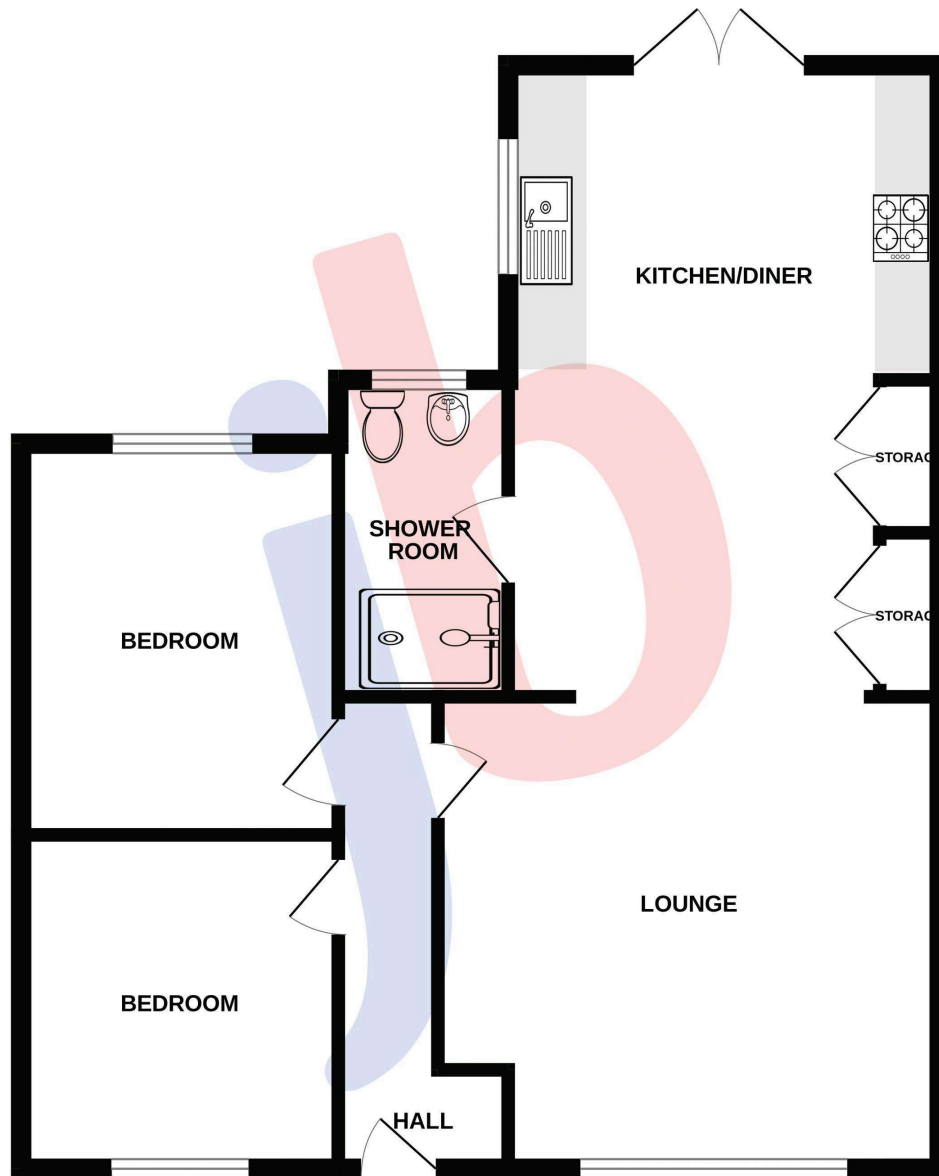
North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007788 10 July 2026

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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