



**Villa Close, Branston Lincoln LN4 1LW**

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## **Villa Close, Branston Lincoln**

This beautifully presented detached bungalow is situated on a quiet cul-de-sac within the sought after village of Branston. Benefitting from immaculate accommodation throughout, fitted kitchen/diner with island, ample driveway parking and a detached garage.

### **Entrance Hall**

With double glazed front door and internal doors accessing all rooms.

### **Lounge**

With double glazed window to the side, built in storage cupboard and radiator.

### **Kitchen / Diner**

With double glazed French doors opening to the rear garden, a modern fitted kitchen in a range of wall and base units with work surfaces, kitchen island with hob and extractor fan above, integral oven, integral dishwasher, sink and space for American fridge freezer.

### **Utility Room**

With space and plumbing for washing machine and radiator.

### **Bedroom One**

With double glazed window to the front and radiator.

### **Bedroom Two**

With double glazed window to the front and radiator.

### **Shower Room**

With double glazed window to the side, shower cubicle, wash hand basin with vanity under, wc, tiling to the walls and floor, heated towel rail and extractor fan.

### **Outside**

Property benefits from a generous driveway to the front providing ample off road parking for multiple cars, access to the detached garage and access to the front door. The rear garden can be accessed by

either side of the property with a raised area of lawn, an area of gravel and a patio area ideal for seating.





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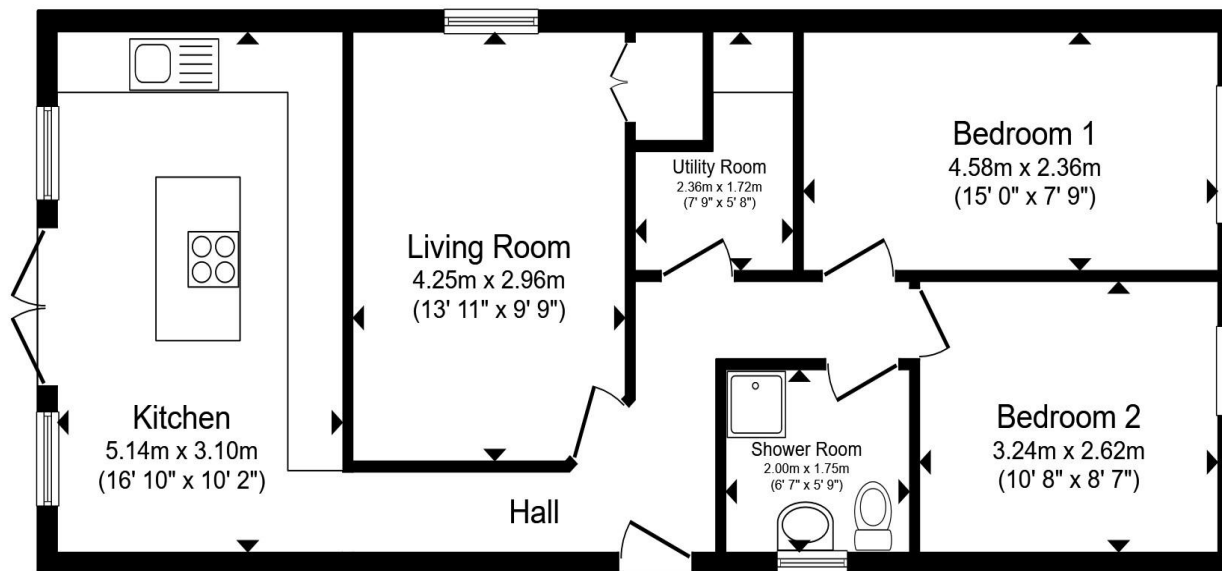
## Villa Close, Branston Lincoln

- MODERN & IMMACULATE DETACHED BUNGALOW
- AMPLE DRIVEWAY PARKING & DETACHED GARAGE
- FITTED KITCHEN/DINER WITH ISLAND
- FULLY TILED SHOWER ROOM
- TUCKED AWAY ON A QUIET CUL-DE-SAC

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£230,000**



Floor Plan

Total floor area 64.6 m<sup>2</sup> (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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LCR123815 - 0004

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