



**Woodside, Branston LINCOLN LN4 1TJ**

**welcome to**

**Woodside, Branston LINCOLN**

This spacious and well presented detached family home boasts a popular village location, four double bedrooms with en suite to the master, front and rear gardens, ample driveway parking, two reception rooms, integral garage and local access to a wide range of amenities.



### **Entrance Hall**

With carpet flooring, radiator and downstairs storage.

### **Cloakroom Wc**

With obscured double glazed window to the front, wc, wash hand basin, laminate flooring and part tiling to the walls.

### **Lounge**

12' 1" x 15' 2" ( 3.68m x 4.62m )

With electric fireplace and laminate flooring.

### **Dining Room**

10' 5" x 8' 8" ( 3.17m x 2.64m )

With double glazed window to the rear, laminate flooring and radiator.

### **Kitchen**

12' 3" x 10' 9" ( 3.73m x 3.28m )

With double glazed window to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, ceramic sink and drainer, tiling to the floor and part tiling to the walls.

### **Utility Room**

6' 1" x 10' 9" ( 1.85m x 3.28m )

With double glazed window to the rear, double glazed door to the side, wall mounted boiler, space for washing machine, space for dryer and tiling to the floor.

### **First Floor Landing**

With carpet flooring, airing cupboard, loft access point and radiator.

### **Bedroom One**

13' 5" x 11' 8" ( 4.09m x 3.56m )

With double glazed window to the rear, carpet flooring and radiator.

### **En Suite**

With obscured double glazed window to the rear, shower, wc, wash hand basin, laminate flooring and

part tiling to the walls.

### **Bedroom Two**

9' 1" x 8' 1" ( 2.77m x 2.46m )

With double glazed window to the front, carpet flooring and radiator.

### **Bedroom Three**

11' 8" x 12' 8" ( 3.56m x 3.86m )

With double glazed window to the front, carpet flooring and radiator.

### **Bedroom Four**

8' 7" x 12' 5" ( 2.62m x 3.78m )

With double glazed window to the front, loft access point, carpet flooring and radiator.

### **Bathroom**

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, tiling to the floor and part tiling to the walls.

### **Outside**

Property benefits from a gravel driveway to the front providing ample off road parking and access to the integral garage, flanked by areas of lawn and mature trees. Gated side access leads to a fully enclosed and non-overlooked garden which is mainly laid to lawn with a patio area ideal for seating and a shed.



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welcome to

## Woodside, Branston LINCOLN

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- DRIVEWAY WITH AMPLE PARKING & INTEGRAL GARAGE
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR122959 - 0003

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