



- Well Presented Three Bedroom Semi-Detached House
- Lounge
- Separate Dining Room
- Upgraded Shower Room

- Ample Parking Driveway
- Large Rear Garden
- Detached Garage
- Call Today To View!

Lodge Drive, Branston, LN4 1UH
Offers Over £240,000





Starkey&Brown is delighted to offer for sale this well-presented 3-bedroom semi-detached property situated in the popular village of Branston. Offering generous accommodation and positioned on a corner plot. Accommodation briefly comprises a welcoming lounge with access to the dining room, creating a sociable space, which leads onto the kitchen. Rising to the first floor, there are 3 well-proportioned bedrooms and a recently upgraded shower room. Externally, the home is positioned on a corner plot with an ample driveway providing off-road parking and a mostly laid-to-lawn rear garden. The village of Branston benefits from a wealth of amenities these including shops, a Co-op food store, doctors' surgery, Branston secondary school, and a well-regarded infant and junior school, pubs, great transport link to Lincoln city centre. To arrange a viewing, contact Starkey&Brown. Council tax band: B. Freehold.



uPVC door to:

Entrance Hall

Staircase to the first floor, laminate flooring. Access to:

Lounge

14' 2" x 11' 8" (4.31m x 3.55m)

Carpeted, uPVC double-glazed window to the front aspect, coving, wall-mounted light fittings, and a radiator. Archway to:

Dining Room

8' 11" x 8' 9" (2.72m x 2.66m)

Coving, laminate flooring, French doors to the rear aspect, and a radiator. Access to:

Kitchen

8' 11" x 8' 4" (2.72m x 2.54m)

A range of wall and base units with worktops, a double-glazed window to the rear aspect, 4 4-ring electric hob with extractor hood over, an oven, a radiator, coving, space for a fridge freezer, and a boiler - 6 years old and serviced annually. Plumbing for washing machine/dishwasher, understairs storage, and pantry. Composte door to the side aspect.

First Floor Landing

Carpeted, a double-glazed window to the side, a radiator, an airing cupboard housing a hot water tank, a radiator, loft access - 300ml insulation, partially boarded on stilts.

Bedroom 1

12' 2" into wardrobes x 8' 9" (3.71m x 2.66m)

Carpeted, a double-glazed window to the rear aspect, coving, fitted wardrobes, and a radiator.

Bedroom 2

8' 9" x 8' 9" (2.66m x 2.66m)

Carpeted, a double-glazed window to the front aspect, coving, a radiator, fitted wardrobes, and shelving units.

Bedroom 3

8' 5" x 6' 4" (2.56m x 1.93m)

Carpeted, a double-glazed window to the rear aspect, coving, and a radiator.

Shower Room

Fitted approximately 2 years ago. Three-piece suite comprising a low-level WC, a wash hand basin, a shower cubicle, a chrome heated towel rail, fully tiled, vinyl flooring, a double-glazed frosted window to the front aspect, and an extractor fan.

Outside Front

Ample driveway parking and access to a garage. Access to the rear of the property.

Garage

18' 7" x 9' 1" (5.66m x 2.77m)

Having an up and over door, power and electric, separate fusebox. Cold water waste, side door leading to the rear garden.

Outside Rear

Corner plot, being mostly laid to lawn. Two wooden sheds, a concrete patio area, an outside tap, and a canopy sunshade.

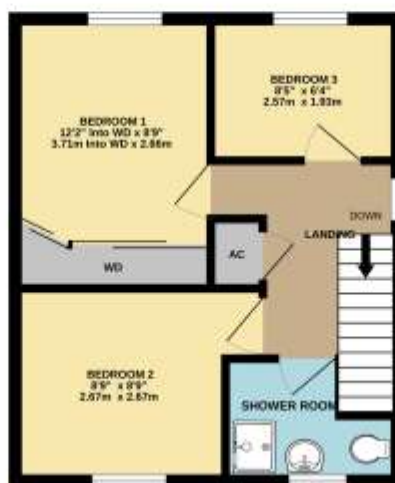




GROUND FLOOR
287 sq ft (26.7 sq m) approx.

1ST FLOOR
380 sq ft (35.0 sq m) approx.

GARAGE
187 sq ft (17.3 sq m) approx.



TOTAL FLOOR AREA: 876 sq ft. (81.4 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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