NEWTON FALLOWELL



Earlsfield, Lincoln

4 2 1

£310,000

- Detached Bungalow
- Four Bedrooms
- Wet Room & Bathroom
- Enclosed Garden
- Garage and Driveway
- Popular Village Location
- GCH & uPVC Double Glazing
- EPC Rating C







Detached four bedroom bungalow situated in the sought after village of Branston. Ideally positioned within walking distance of a range of local amenities, including shops, schools, a doctors surgery, pharmacy, pubs and recreational facilities.

Branston is conveniently located for the Cathedral City of Lincoln and benefits from excellent road links via the A15 and Lincoln Eastern Bypass, providing easy access to Lincoln and the wider Lincolnshire road network.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Four Bedrooms, Family Bathroom and Wet Room. Externally the property offers a spacious driveway with room for up to five cars to the front. To the rear there is an enclosed lawned garden with patio and gravel area. The property further benefits from an integral garage, gas central heating and uPVC double glazing throughout.









Entrance Hall
With the entrance door to the front aspect, velux window, access to storage and radiator.

Living Room
17'9" x 11'5" (5.4m x 3.5m)
With a window to the front aspect, fireplace and radiator.

Kitchen Dining Room
17'7" x 8'9" (5.4m x 2.7m)
With a window to the front aspect and external door to the side aspect. Fitted Fitted with a range of base and eye-level units with worktops over, a sink and drainer, integrated fridge freezer, built-in oven, hob with extractor fan and radiator.

Shower Room
10'10" x 3'4" (3.3m x 1m)
With a window to the front aspect. Fitted with a low level wc, wash hand basin, walk-in shower and radiator.

Bedroom One
11'11" x 11'8" (3.6m x 3.6m)
With a window to the rear aspect and radiator.

Bedroom Two
11'11" x 11'8" (3.6m x 3.6m)
With a window to the rear aspect and radiator.

Bedroom Three
11'10" x 8'0" (3.6m x 2.4m)
With a window to the rear aspect and radiator.

Bedroom Four/Study
15'7" x 7'2" (4.7m x 2.2m)
With a window to the rear aspect and radiator.







Bathroom
8'9" x 3'6" (2.7m x 1.1m)
With a window to the side aspect fitted with a low level wc, wash hand basin, panelled bath with shower over and radiator.

Garage
18'5" x 7'2" (5.6m x 2.2m)
Single garage with power and lighting and access to the entrance hall.

Outside
To the front of the property is a driveway leading to the garage.
To the rear of the property is an enclosed garden and patio.

Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







Floorplan

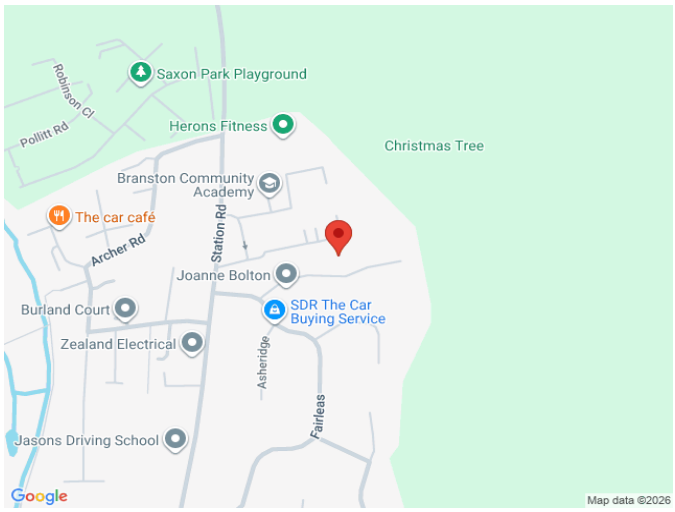
GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.

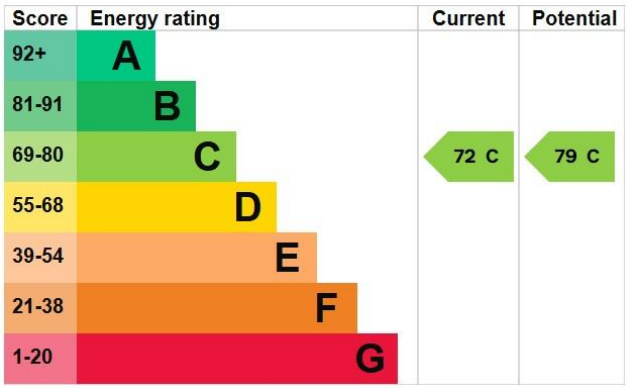


FLOORPLAN

TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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