



7 Goldcrest Avenue

Branston, LN4 1FW

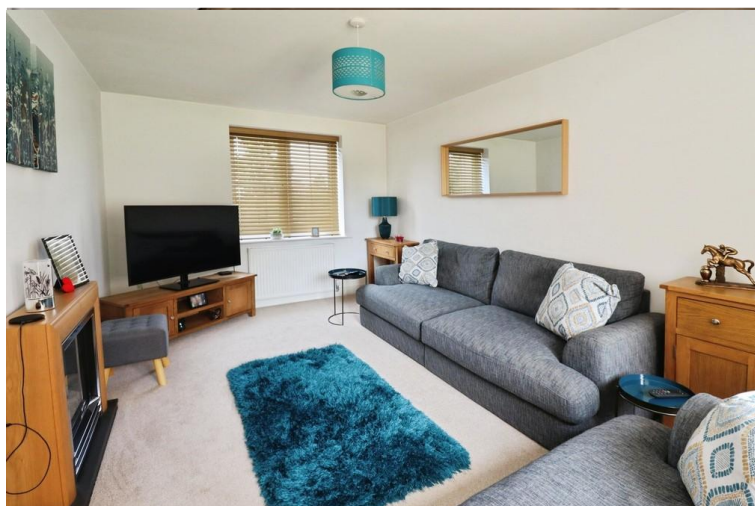
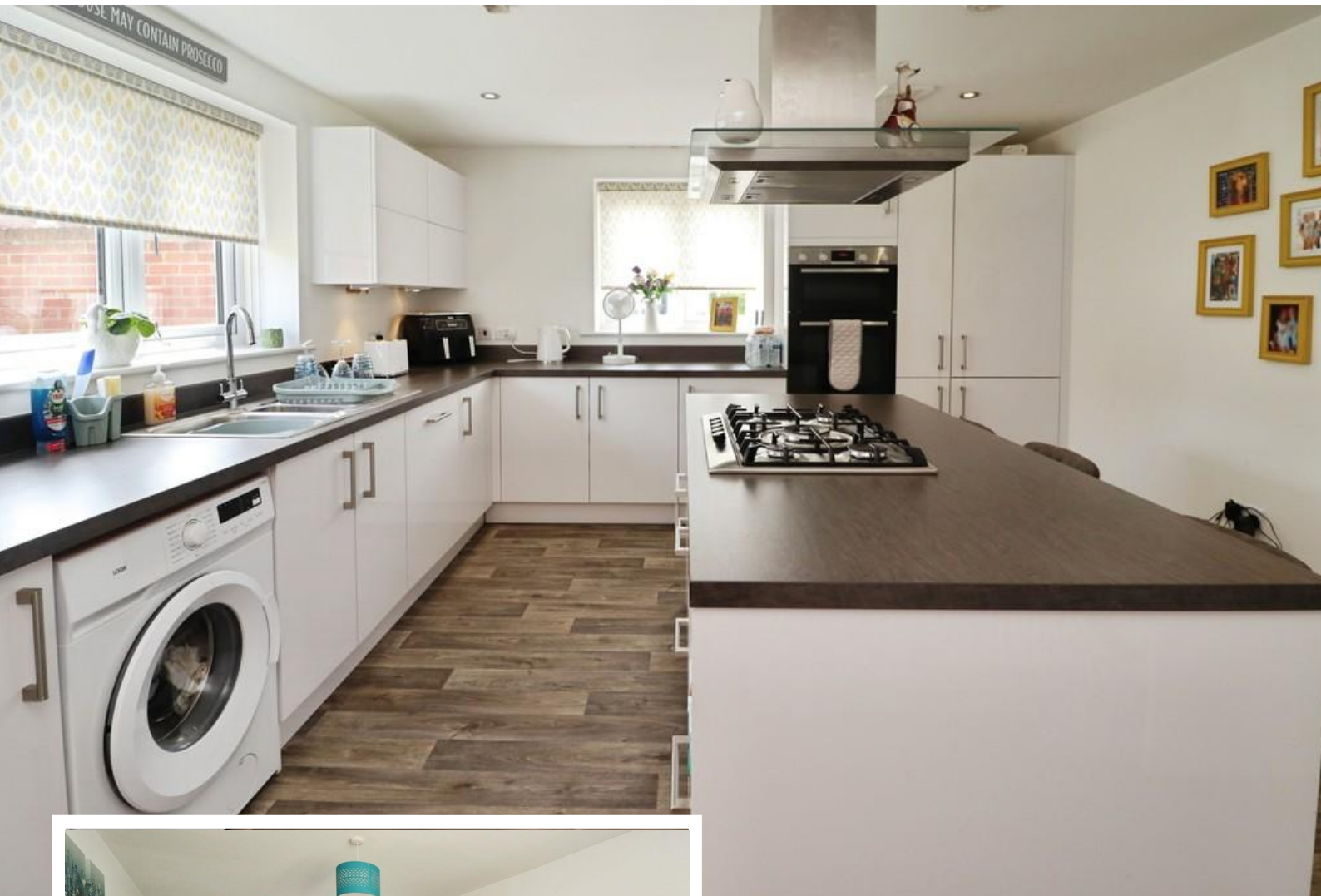


Book a Viewing!

£340,000

A modern and Executive Four Bedroom Detached Family Home, ideally situated on the outskirts of the highly sought after village of Branston, just south of the Cathedral City of Lincoln. Offering spacious and well presented accommodation throughout, the property comprises a welcoming entrance hall, generous lounge, dining room, contemporary kitchen/breakfast room and cloakroom/WC. To the first floor are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. Outside, the property benefits from attractive gravelled front gardens, a private and enclosed rear garden ideal for family life and entertaining, as well as a driveway providing off-street parking and access to a detached garage. This impressive home is perfectly suited to growing families and viewing is highly recommended.





LOCATION

The popular village of Branston lies approximately 4 miles South of the historic Cathedral and University City of Lincoln. The village features local shops, a Co-op, primary and secondary schooling, takeaways, hairdressers, a church and The Waggon and Horses public house. The village has a historic centre with many beautiful stone buildings. Branston is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

16' 1" x 10' 0" (4.92m x 3.07m) With double glazed French doors to the rear garden, double glazed window to the front aspect and radiator.

DINING ROOM

12' 1" x 8' 10" (3.70m x 2.71m) With double glazed window to the front and side aspects and radiator.



CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM

14' 6" x 12' 7" (4.44m x 3.84m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, 5 ring gas hob with extractor fan over, integrated fridge freezer and dishwasher, central island with breakfast bar, cupboard housing the wall mounted gas fired central heating boiler, spotlights, radiator, double glazed windows to the side and rear aspects and door to the rear garden.

FIRST FLOOR LANDING

With airing cupboard, storage cupboard and radiator.

BEDROOM 1

14' 6" x 9' 2" (4.44m x 2.80m) With double glazed windows to the side and rear aspects and radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall hung wash hand basin, tiled splashbacks, spotlights, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 2

12' 9" x 8' 11" (3.90m x 2.73m) With double glazed windows to the side and front aspects and radiator.



BEDROOM 3

9' 11" x 8' 7" (3.04m x 2.64m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 11" x 7' 3" (3.04m x 2.22m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and wall hung wash hand basin, tiled splashbacks, spotlights, chrome towel radiator and double glazed window to the front aspect.

OUTSIDE

To the front there is a gravelled garden with shrubs inset. To the rear there is an enclosed and private rear garden laid mainly to lawn with patio seating area. There is a driveway to the rear providing off-street parking and a single detached garage.





KEY FACTS FOR BUYERS SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D (North Kesteven DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE Advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

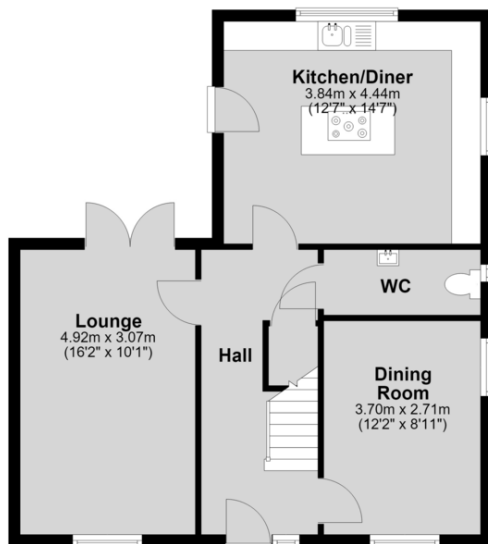
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given the fact that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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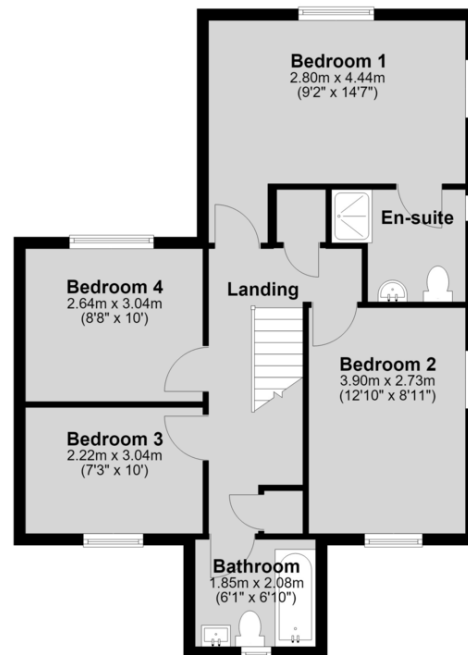
Ground Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



First Floor

Approx. 69.2 sq. metres (745.0 sq. feet)



Total area: approx. 126.1 sq. metres (1357.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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