



- First Floor Apartment/Rectory Conversion
- One Double Bedroom
- Charming Open Plan Living
- Three Piece Bathroom Suite
- Allocated Parking For Two Cars
- Grade II Listed Old Rectory
- 10 Minute Drive To Lincoln City Centre
- Fantastic Air BnB, Buy To Let Or FTB!

Flat 3, Hainton House, Church Road  
Branston, LN4 1LZ  
£130,000 - Leasehold



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& BROWN**  
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Starkey&Brown is delighted to represent for sale this first floor apartment situated in an old Grade II listed rectory conversion. Which was refurbished into apartment at the turn of the century. The apartment itself span approximately 522 sq. ft and comprises of a large open plan living space for dining and entertaining, as well as relaxing and socialising. This opens out the kitchen with a range of integrated appliances, kitchen worktops - making this perfect for culinary enthusiast. Bedroom measuring 12'8" x 9'11" with space for wardrobes and having higher than average ceilings. Three-piece bathroom suite measuring 10'5" x 6'2". The property is completed with electric heating throughout and a hot water cylinder. With the charming first floor apartment also coming with two allocated parking spaces. The home is situated 10 minute drive to Lincoln city centre and is located in the popular village of Branston. The nearby amenities include schooling at primary and secondary level, a friendly village pub within walking distance, a Co-op food store and a doctors surgery. The apartment makes a fantastic Air BnB, buy to let or a first time buy. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: A. Leasehold.



## Communal Entrance

Composite front door entrance with access to storage meters and stairs rising to higher floors.

## Entrance Hall

Large storage cupboard with a hot water cylinder, intercom entrance, and control. Access to the bathroom, open plan living, and the bedroom.

## Bathroom

5' 7" x 9' 4" (1.70m x 2.84m)

Panelled bath with a showerhead over, a low-level WC, a pedestal hand wash basin unit, an extractor unit, a chrome heated towel rail, tiled surround, and tiled flooring.

## Bedroom 1

9' 11" x 12' 8" (3.02m x 3.86m)

A single window, a coved ceiling, and a radiator.

## Open Plan Living

11' 7" x 16' 3" (3.53m x 4.95m)

Two windows, a coved ceiling, and a radiator. Opening to:

## Kitchen

7' 4" x 6' 8" (2.23m x 2.03m)

A range of base and eye-level units with tiled splashbacks, with integrated appliances such as an oven, hob, a washing machine, and a fridge. Sink and drainer unit, tiled flooring, and a coved ceiling.

## Allocated Parking Space

Accessed by Rectory Lane. Parking for 2 vehicles. Located in a shared parking area with the remaining apartments.

## Agents Note 1

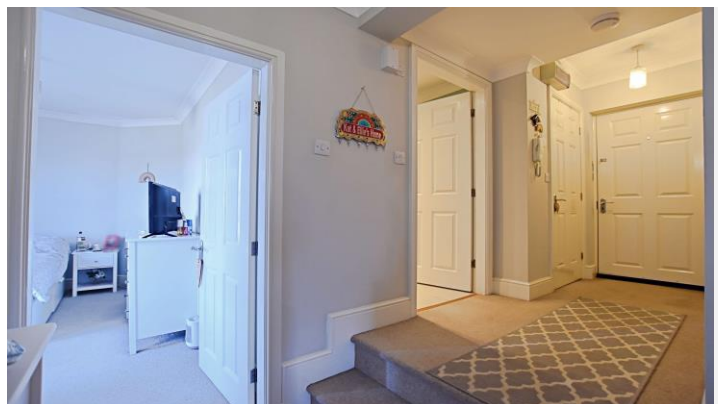
The property comes with a monthly service charge of £294.04, which includes the buildings insurance.

## Agents Note 2

The property is leasehold with 987 years remaining.

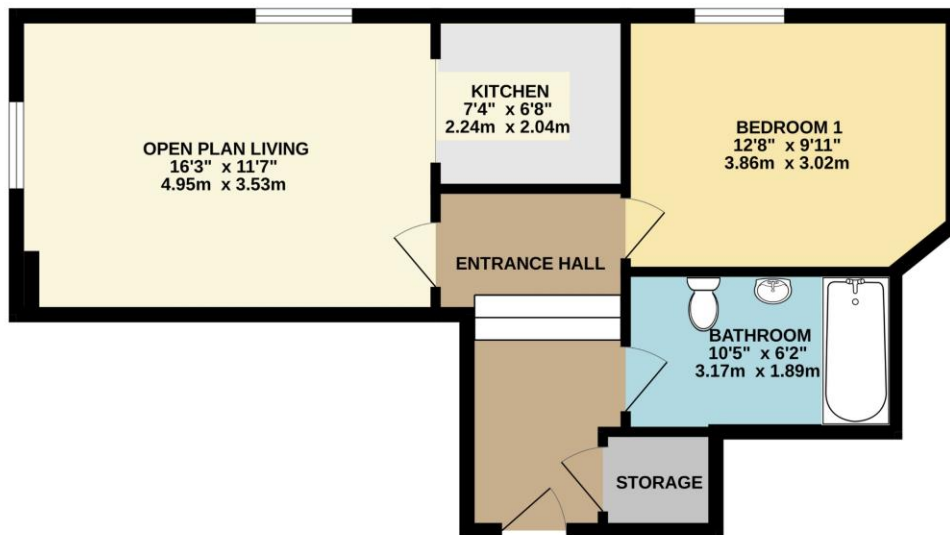
## Agents Note 3

The property is a Grade II-listed converted rectory. Conversion dates approximately 2000. The original property dates back to 1765.





GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 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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Important Information:

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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