



Lincoln Road, Branston Lincoln LN4 1PE

welcome to

Lincoln Road, Branston Lincoln

No onward chain, low maintenance garden, two parking spaces & garage with storage above, large lounge with log burner and patio doors, open plan kitchen/diner with bi-fold doors, downstairs under floor heating, oak doors and stairs, wooden beams in the lounge and kitchen.



This individual and characterful three/four bedroom home is located within the sought-after village of Branston, renowned for its strong community feel and excellent local amenities, while remaining conveniently situated approximately ten minutes from the city of Lincoln.

The property has been thoughtfully designed and is beautifully presented both internally and externally, offering a blend of modern comforts and character features throughout. Underfloor heating runs across the ground floor, complemented by a cosy log burner in the lounge, creating a warm and inviting living environment.

Accommodation briefly comprises an entrance hall leading to a well-proportioned lounge, followed by a stunning open-plan kitchen/diner. This impressive space forms the heart of the home and benefits from bi-fold doors opening directly onto the rear garden, making it ideal for entertaining and modern family living.

To the first floor there are four bedrooms (with flexibility to utilise one as a home office or dressing room), including a principal bedroom with en-suite shower room, along with a contemporary family bathroom serving the remaining rooms.

Externally, the property enjoys a low-maintenance rear garden, ideal for busy lifestyles, along with two allocated parking spaces and a garage which includes useful storage space above. The property is offered to the market with no onward chain, making it a fantastic opportunity for a smooth and swift purchase.

Entrance Hall

Cloakroom

Lounge

Kitchen/Diner

Utility Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Rear Garden

Garage & Parking



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Lincoln Road, Branston Lincoln

- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINER WITH BIFOLD DOORS
- LARGE LOUNGE WITH LOG BURNER AND PATIO DOORS
- DOWNSTAIRS UNDERFLOOR HEATING
- OAK DOORS AND STAIRS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122534 - 0005

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