



111 Station Road

Branston, Lincoln, LN4 1LQ

£199,950

A non-estate semi-detached house situated within the pleasant and popular village of Branston. The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Kitchen, Downstairs WC and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a driveway providing off road parking for vehicles and access to the Garage and good sized rear garden. The property further benefits from gas central heating and viewing is recommended. No Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located in the very popular village of Branston which offers a wide range of local facilities including schooling of all grades, shops and public houses. There are regular bus services in and out of Lincoln City Centre.

DIRECTIONS

Heading out of Lincoln along the B1188, proceeding up Canwick Hill and at the roundabout with the Eastern Bypass proceed straight across into the village of Branston. Proceed to the centre of the village of Branston eventually turning left onto Station Road where the property can be located on the left hand side.





ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door, stairs to the first floor and single radiator.

LOUNGE

14' 8" into alcove x 13' 0" (4.47m x 3.96m) , with UPVC bay window to the front elevation and double radiator.

KITCHEN/DINER

14' 6" x 8' 7" (4.42m x 2.62m) , fitted with a range of base and wall cupboards, sink unit and drainer, part tiled surround, double radiator, plumbing for dishwasher, UPVC window to the rear elevation and UPVC rear entrance door.

WALK-IN UTILITY/PANTRY AREA

With UPVC window to the side elevation and plumbing for washing machine.

DOWNSTAIRS WC

With WC and UPVC window to the rear elevation.

FIRST FLOOR LANDING

With UPVC window to the side elevation, access to the roof void and a built-in storage cupboard housing the gas central heating boiler.



BEDROOM

10' 10" x 9' 10" (3.3m x 3m) , with UPVC window to the front elevation and radiator.

BEDROOM

11' 10" x 8' 11" (3.61m x 2.72m) , with UPVC window to the rear elevation and single radiator.

BEDROOM

8' 10" x 7' 4" (2.69m x 2.24m) , with UPVC window to the rear elevation and single radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround, towel radiator, further radiator and UPVC window to the front elevation.



OUTSIDE

There are gardens to both the front and rear. Front lawned garden and a gated driveway providing off road parking for vehicles and giving access to the Garage. Good sized lawned rear garden with a paved and patio area, variety of mature trees and shrubs.



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

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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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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

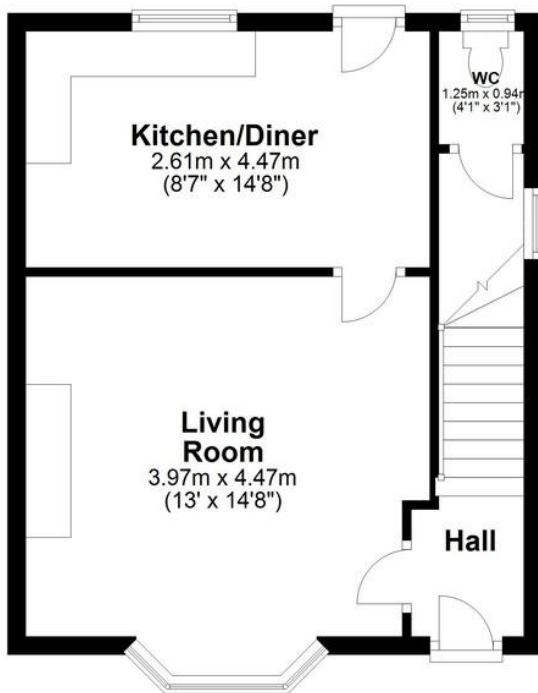
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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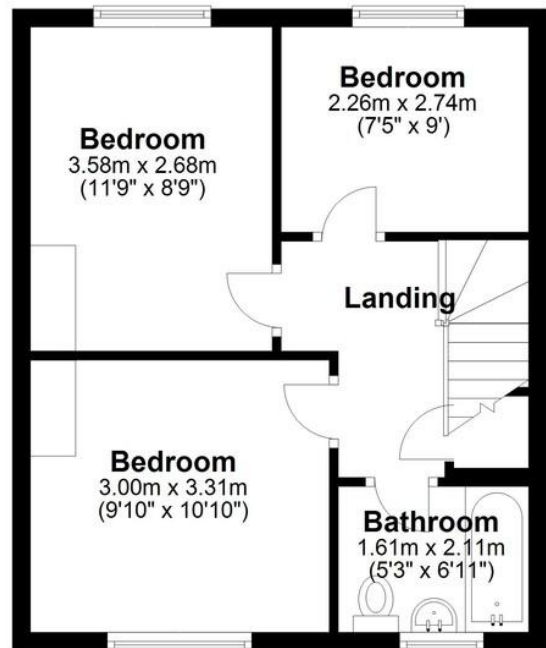
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

111 Station Road, Branston

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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