



30 Magnolia Close
Branston, Lincoln, LN4 1PW



Book a Viewing!

£259,950

This is a well-presented three bedroom detached family bungalow positioned in this popular village location of Branston. The property benefits from internal accommodation to comprise of Kitchen Diner, Lounge with doors out to the rear garden, separate Dining Area, WC, Family Bathroom and three well appointed Bedrooms. There is a driveway providing off street parking to the front and side of the property, a detached garage and a rear garden which backs onto woodland.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.





INNER HALLWAY

Having uPVC door and window to the side aspect, wooden laminate flooring, doors leading to the Lounge, Kitchen Diner, WC, Bathroom and three Bedrooms, access to the roof void and airing cupboard housing the gas central heating boiler.

KITCHEN/DINER

10' 1" x 11' 7" (3.09m x 3.55m) Having uPVC window to the rear aspect with views over the garden and woodland, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink and drainer unit with mixer tap, integral oven, four ring gas hob with extractor above, spaces for fridge and dishwasher, complementary tiled splashbacks and serving hatch to the Dining Area.



LOUNGE

17' 10" x 11' 10" (5.46m x 3.61m) Having uPVC window to the front aspect, uPVC window and door to the rear garden, electric fire, radiators and archway leading through to the Dining Area.

DINING AREA

10' 11" x 7' 1" (3.35m x 2.17m) Having vinyl flooring, uPVC window overlooking the rear garden and woodland, radiator, serving hatch to the Kitchen and space for a dining table.



WC

Having uPVC window to the side aspect, WC and wash hand basin with vanity cupboard.

BATHROOM

7' 11" x 6' 11" (2.43m x 2.13m) Having uPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, airing cupboard, chrome towel radiator and tiled walls.

BEDROOM 1

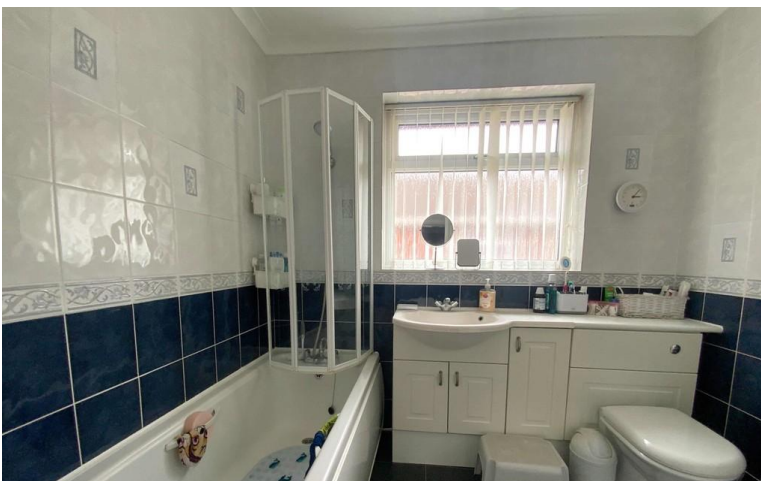
9' 6" x 11' 9" (2.90m x 3.60m) Having uPVC window to the front aspect and radiator.

BEDROOM 2

10' 1" x 11' 9" (3.09m x 3.60m) Having uPVC window to the side aspect and radiator.

BEDROOM 3

7' 10" x 7' 11" (2.39m x 2.43m) Having uPVC window to the side aspect and radiator.





OUTSIDE

To the front of the property there is a concrete driveway and hardstanding providing off street parking for vehicles and lawned garden. To the rear of the property there is a paved seating area, steps down to an extensive lawned garden, space for a shed, further paved seating area and views over the woodland.

GARAGE

8' 10" x 16' 2" (2.70m x 4.93m) Having wooden door to the front aspect, power, lighting and window to the rear aspect.

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.n

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

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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, J Water and Callum Lyman 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.

Coverings will be able to provide information and services they offer relating to removals. 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 will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 MRICS.

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 their clients and the vendors (Lessors) for whom they act as Agents given notice that:

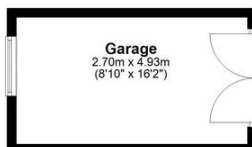
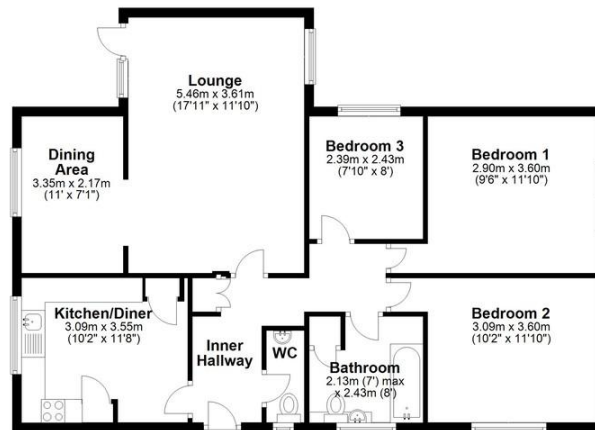
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor

Approx. 104.4 sq. metres (1124.2 sq. feet)



Total area: approx. 104.4 sq. metres (1124.2 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 FloorUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

