



## 24 Beech Road

Branston, Lincoln, LN4 1PG



Book a Viewing!

**£310,000**

A deceptively large four bedroom bungalow in the popular village of Branston, offering spacious accommodation including an annex potential. The accommodation on offer comprises of Entrance Hall, large Lounge, Dining Room, fitted Kitchen, Rear Lobby, Store Room, Conservatory, Utility Room, Inner Hall, four double Bedrooms and two Shower Rooms. Given the property's layout, the Dining Room, Bedroom 4 and a Shower Room could be utilised as a one bedroom annex if required. The property further benefits from a paved driveway, a single garage and low maintenance front and rear gardens. Viewing is highly recommended to appreciate the versatile accommodation on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating. Solar Panels.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**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.



#### ENTRANCE HALL

With laminate flooring and airing cupboard.

#### LOUNGE

23' 11" x 12' 4" (7.30m x 3.77m) With three double glazed windows to the front and side aspects, gas fire set within feature stone fire surround and two radiators.

#### DINING ROOM

14' 9" x 9' 11" (4.51m x 3.03m) With double glazed door and window to the rear garden and radiator.

#### KITCHEN

11' 9" x 8' 9" (3.59m x 2.69m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, electric hob with extractor fan, integrated dishwasher, sink with side drainer and mixer tap over, tiled splashbacks, radiator and double glazed window to the rear aspect.

#### REAR LOBBY

With tiled flooring.

#### STORE ROOM

With shelving, light and power.

#### CONSERVATORY

11' 7" x 5' 4" (3.55m x 1.64m) With double glazed door to the rear garden.

#### INNER HALLWAY

With radiator, loft access point and laminate flooring.

#### BEDROOM 1

12' 9" x 8' 11" (3.89m x 2.73m) With double glazed picture window to the front aspect and radiator.

#### BEDROOM 2

11' 9" x 12' 4" (3.60m x 3.76m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

11' 9" x 7' 10" (3.59m x 2.40m) With double glazed window to the rear aspect and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, airing covered, partly tiled walls, laminate flooring, radiator and double glazed window to the side aspect.

#### UTILITY ROOM

15' 8" x 8' 9" (4.78m x 2.68m) With double glazed windows and door to the rear garden, tiled flooring, spaces for washing machine and tumble dryer and internal door to the garage.

#### SIDE HALL

#### BEDROOM 4

12' 2" x 9' 11" (3.73m x 3.04m) With double glazed window to the front aspect and radiator.





### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a low maintenance garden, laid to gravel and artificial grass with a side paved driveway providing off street parking for multiple vehicles and giving access to the single garage. To the rear of the property there is an enclosed garden, laid mainly to artificial grass with a patio seating area and two sheds.

### GARAGE

With up and over door to the front aspect, rear personal door, lighting and power.



### 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](http://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

Site & Betsbridge, Ringrose Law LLP, Burton and Co, Bridge MF and Dale & Co, Bird & Co and Gilon 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 Calum 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.

Clearings 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 Home Buyer 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 Advisor who can help you to work out the cost of financing your purchase.

### NOTE

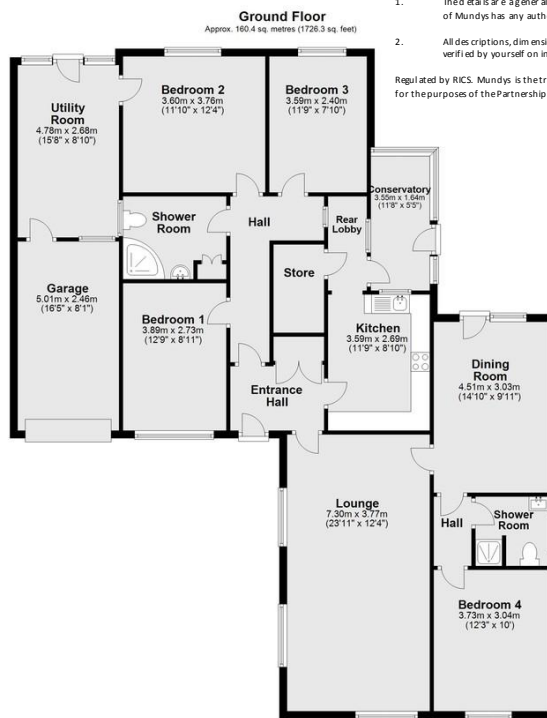
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 own use and the vendors (Lessors) for whom they act as Agents given to them.

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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Total area: approx. 160.4 sq. metres (1726.3 sq. feet)

For illustration purposes only. Plan produced using PlanUp.

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 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.

