



## 1 Daphne Close

Branston, Lincoln, LN4 1PQ

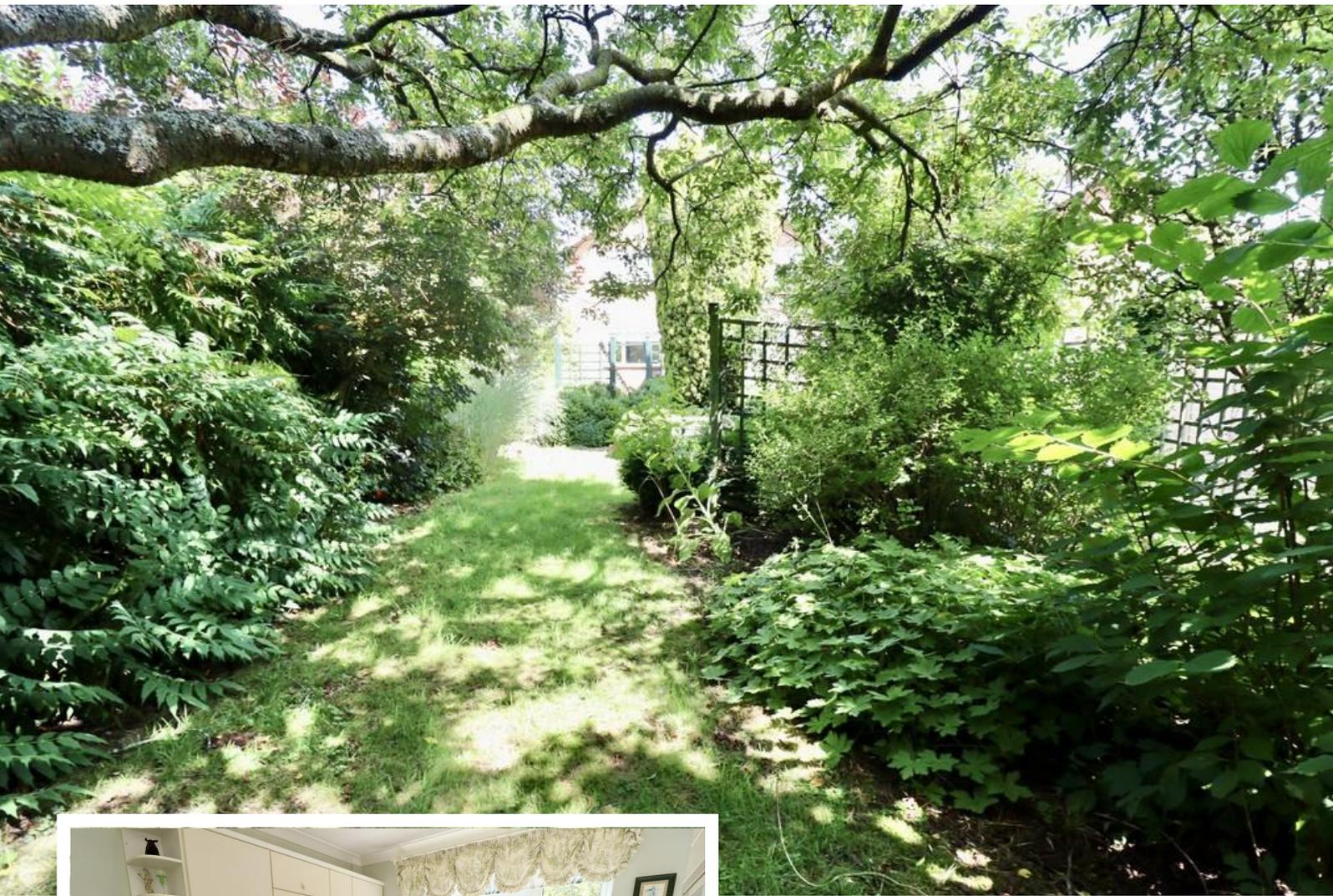


Book a Viewing!

**£300,000**

Situated on a deceptive plot in a quiet cul de sac in the popular village of Branston, just to the South of the Cathedral City of Lincoln, a spacious 3/4 bedroom detached house with extended living accommodation comprising of Porch, Hall, Lounge, Dining Room, Sitting Room, Kitchen, Rear Porch, Cloakroom/WC, First Floor Landing, three well appointed Bedrooms and Family Bathroom. The property sits on a generous established plot, with gardens to the front and rear, a driveway and single garage. Viewing of this property is highly recommended to appreciate all it has to offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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.





#### PORCH

With double glazed window to the front aspect.

#### HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

#### KITCHEN

11' 0" x 10' 11" (3.37m x 3.33m) Fitted with a range of wall and base units with work surfaces over, twin sinks with mixer tap over, eye level electric oven and microwave, gas hob with extractor fan over, integrated fridge, space for washing machine, tiled splashbacks, radiator and double glazed window to the rear aspect.

#### LOUNGE

16' 4" x 12' 8" (5.00m x 3.88m) With double glazed window to the front aspect, gas fire set within a feature fireplace and two radiators.

#### DINING ROOM

12' 7" x 11' 11" (3.85m x 3.65m) With double glazed sliding patio doors to the rear garden, double glazed window to the side aspect and radiator.

#### SITTING ROOM/BEDROOM 4

11' 9" x 11' 1" (3.60m x 3.38m) With double glazed windows to the front and side aspect and radiator.

#### REAR PORCH

With door to the rear garden.

#### CLOAKROOM/WC

With close coupled WC.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

#### BEDROOM 1

16' 4" x 12' 9" (5.00m x 3.91m) With double glazed windows to the front and rear aspects, fitted wardrobes, dressing table, spotlights and radiator.

#### BEDROOM 2

12' 0" x 11' 2" (3.67m x 3.42m) With double glazed windows to the front and side aspects and two radiators.

#### BEDROOM 3

11' 1" x 7' 11" (3.38m x 2.42m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

#### BATHROOM

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





**OUTSIDE**

To the front of the property is an established garden with mature shrubs and a driveway providing off street parking and access to the garage. The single garage has up and over door to the front, light and power. To the rear of the property there is a generous enclosed garden, with an area of lawn, a patio seating area and mature shrubs, bushes and trees.

**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 – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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 Walter 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.

Claverings 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 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.

**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 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 roughly checked.

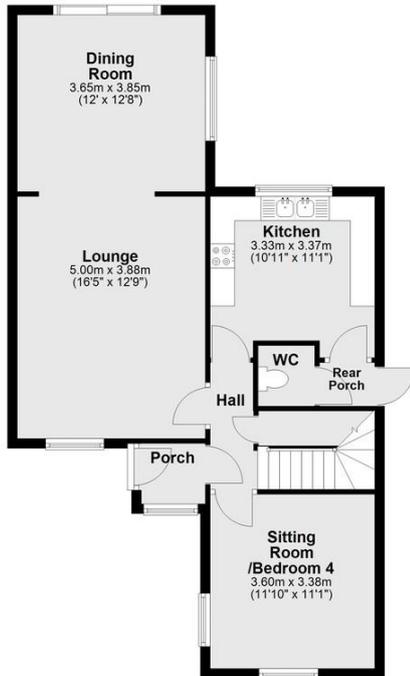
**GENERAL**

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

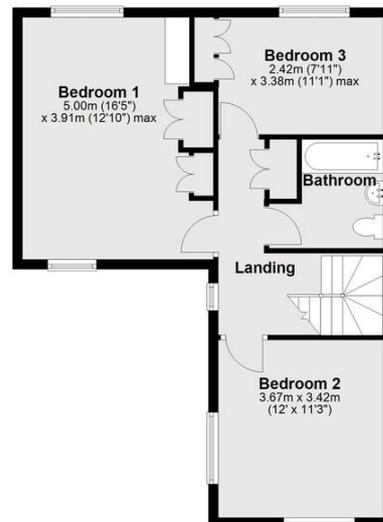
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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**Ground Floor**  
Approx. 69.3 sq. metres (746.2 sq. feet)



**First Floor**  
Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 123.2 sq. metres (1326.6 sq. feet)

**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.

