



## 50 Brancaster Drive

Lincoln, LN6 7UF

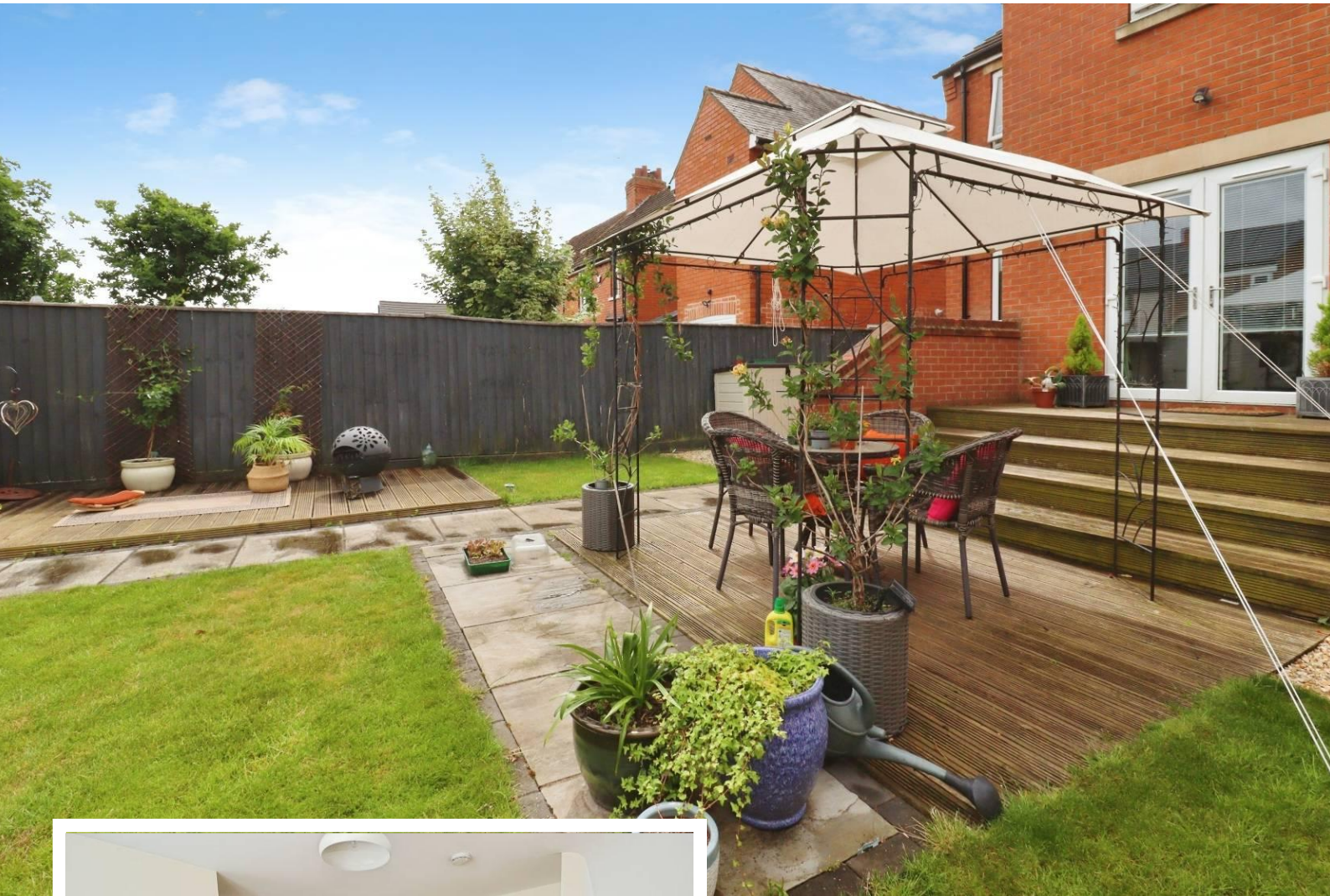


Book a Viewing!

**£259,000**

An individually designed three bedroom detached family home, constructed in 2015 and ideally situated within the sought after Boultham Park area of Lincoln, conveniently close to the City Centre. The property offers immaculate and well planned accommodation comprising a bay fronted Reception Hallway, Cloakroom/WC, stylish modern Kitchen and a spacious Lounge Diner. To the First Floor Landing leads to three well appointed Bedrooms and a luxurious four piece family Bathroom. Externally, the property benefits from an enclosed front garden and a beautifully landscaped split level rear garden, together with a gated gravelled driveway providing secure off street parking. Viewing is highly recommended to fully appreciate the quality, design and individuality of this exceptional family home.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY -** Lincoln City Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### RECEPTION HALL

17' 10 (max)" x 6' 1" (5.44m x 1.86m) With double glazed bay window to the front aspect, storage cupboard housing the gas fired central heating boiler, wood effect laminate flooring, radiator and spotlights.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, double glazed window to the side aspect, tiled splashbacks, wood effect laminate flooring, radiator and spotlights.



### KITCHEN

17' 10" x 7' 0" (5.45m x 2.14m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, integrated washing machine, space for fridge freezer, staircase to the first floor, double glazed window to the side aspect, wood effect laminate flooring, spotlights, under cabinet lights and kickboard lighting.

### LOUNGE DINER

17' 10" (max) x 13' 7" (max) (5.44m x 4.14m) With double glazed French doors to the rear garden, double glazed window to the rear aspect, under stairs storage cupboard, wood effect laminate flooring and two radiators.



### FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

### BEDROOM 1

12' 5" x 9' 7" (3.79m x 2.94m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

11' 10" x 8' 11" (3.61m x 2.74m) With double glazed window to the rear aspect and radiator.



### BEDROOM 3

9' 4" x 7' 10" (2.85m x 2.39m) With double glazed window to the front aspect and radiator.

### BATHROOM

10' 9" x 7' 11" (3.29m x 2.42m) Fitted with a modern four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks, towel radiator, spotlights and double glazed window to the rear aspect.



## OUTSIDE

To the front is an enclosed garden laid mainly to lawn. To the rear there is an enclosed landscaped split level garden with patio seating area accessed from the lounge with steps down to a decked seating area and lawned garden gravelled areas and flowerbeds. To the rear of the garden there is a secure gated gravelled driveway providing off road parking.

### 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 & Co, Taylor Rose, 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 them 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 them 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 thoroughly checked.

### GENERAL

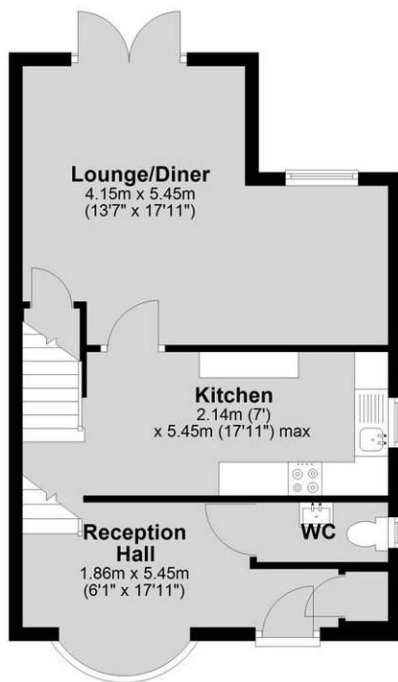
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The detail set 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 as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

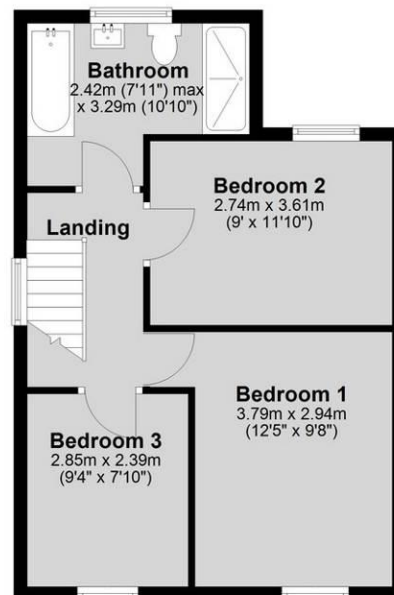
## Ground Floor

Approx. 50.6 sq. metres (545.2 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.7 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.

