



## 31 Villa Close

Branston, Lincoln, LN4 1LW



Book a Viewing!

**£210,000**

A modern two bedroom detached bungalow situated within this popular residential village location of Branston. The property offers well-presented living accommodation comprising an Entrance Hallway, Lounge, Kitchen Diner, bathroom and two Bedrooms. Outside there is a driveway providing off street parking and giving access to a detached single garage and an enclosed rear garden.



# Villa Close, Branston, Lincoln, LN4 1LW

## SERVICES

All mains services available. Gas central heating.

## EPC RATING – C.

## COUNCIL TAX BAND – B

**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.

## KITCHEN/DINER

13' 9" x 5' 8" (4.21m x 1.75m) With UPVC window to the rear elevation and door to the side, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, inset gas hob with extractor hood above, integral electric oven, integral fridge and freezer, space and plumbing for a washing machine, matching wall-mounted cupboards, complementary tiled splashbacks and wall-mounted gas central heating boiler.

## LOUNGE

15' 4" x 9' 11" (4.68m x 3.04m) With UPVC double doors opening onto the rear garden, fireplace and radiator.

## INNER HALLWAY

Providing access to the lounge, bathroom and two bedrooms

## BEDROOM 1

16' 3" x 6' 9" (4.96m x 2.07m) With UPVC window to the front elevation, radiator and fitted cupboard.

## BEDROOM 2

10' 8" x 6' 6" (3.27m x 2.00m) With UPVC window to the front elevation and radiator.

## BATHROOM

5' 10" x 5' 8" (1.79m x 1.75m) With UPVC window to the side elevation, fitted with a suite comprising panelled bath with shower over, low level WC and wash hand basin, chrome heated towel radiator and wall boarding.

## OUTSIDE

To the front of the property there is a driveway providing off street parking for vehicles and access to the detached garage. To the rear there is an enclosed low maintenance garden incorporating artificial lawn and a paved seating area.

## GARAGE

With an up and over door to the front.

### 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.

Claverings 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 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.

### 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 01525 56088 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 work out the cost of financing your purchase.

### NOTE

1. None of these 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

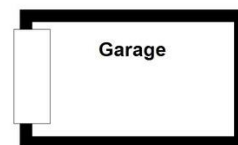
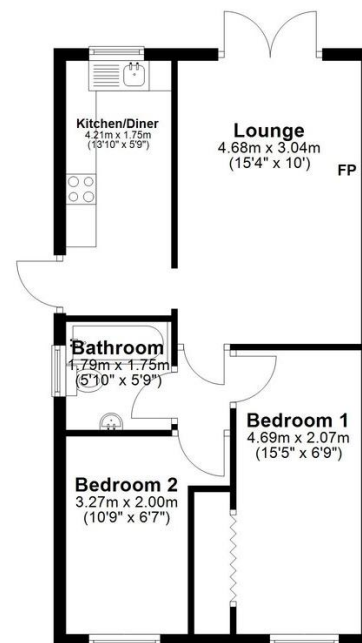
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## Ground Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.2 sq. feet)

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29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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.

