



**29 Earlsfield**  
Branston, LN4 1NP



Book a Viewing!

**£250,000**

Ideally positioned at the end of a quiet cul-de-sac in the popular and well served village of Branston, this well presented Three Bedroom Bungalow is offered for sale with No Onward Chain. The accommodation comprises an Entrance Hall, spacious Lounge, fitted Kitchen/Diner, Three Bedrooms and a modern Shower Room. Outside, the property benefits from a pleasant front garden, a block paved driveway providing ample off-street parking and an attached single garage. To the rear there is a private enclosed garden enjoying an attractive outlook backing onto playing fields. An excellent opportunity for those seeking single storey living in a sought after village location viewing is highly recommended.





#### 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.

#### ACCOMMODATION

##### ENTRANCE HALL

With airing cupboard, storage cupboard and radiator.

##### LOUNGE

17' 7" x 11' 6" (5.38m x 3.51m) With double glazed bow window to the front aspect, electric fire set within a feature fireplace and radiator.

##### KITCHEN/DINER

17' 7" x 8' 7" (5.38m x 2.62m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan over, spaces for fridge freezer and washing machine, tiled flooring and splashbacks, two radiators, double glazed windows to the front and side aspects and door to the side.





#### BEDROOM 1

11' 10" x 11' 6" (3.63m x 3.52m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 2

11' 10" x 7' 4" (3.62m x 2.26m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

9' 4" x 8' 7" (2.87m x 2.62m) With double glazed French doors to the rear garden and radiator.

#### SHOWER ROOM

8' 7" x 5' 5" (2.62m x 1.66m) Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls, spotlights and two double glazed windows to the side aspect.



#### OUTSIDE

To the front of the property is a lawned garden with mature shrubs inset. There is a block paved driveway providing ample off street parking and access to the single garage. The garage has up and over door to the front, personnel door to the rear, light and power. To the rear is an enclosed garden laid mainly to lawn with patio seating area and Summer house.

#### KEY FACTS FOR BUYERS

#### 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.

#### BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

#### MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



#### WEBSITE

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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 are for 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.

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## Ground Floor

Approx. 81.8 sq. metres (880.7 sq. feet)  
(excluding Garage)



Total area: approx. 81.8 sq. metres (880.7 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.

