



**The Plot, Main Street,  
Brampton, LN1 2EG**



Book a Viewing!

**£525,000**

An executive detached bungalow occupying a generous non estate plot of approximately 0.45 acres (STS) in the picturesque village of Brampton. Individually designed and constructed in 1998 by the current owners, this beautifully maintained home has been lovingly cared for ever since and offers spacious, versatile accommodation throughout. The property comprises a welcoming entrance hall, an impressive lounge featuring a vaulted ceiling and log burner, a spacious kitchen/diner, utility room, and a delightful conservatory enjoying wonderful views across the established gardens. An inner hallway leads to three double bedrooms, including a superb principal bedroom with walk-in wardrobe, together with a luxurious refitted five piece family bathroom. Outside, the property is approached via a large gravelled driveway providing extensive off-street parking, an electric vehicle charge point and access to the double garage. The property benefits from Solar panels producing a healthy income. Please enquire for more information.



## The Plot, Main Street, Brampton, LN1 2EG



### LOCATION

Brampton is a charming and sought-after Lincolnshire village set amidst attractive open countryside, offering a peaceful rural lifestyle with a strong sense of community. Popular with families, professionals and retirees alike, the village enjoys a welcoming atmosphere and a relaxed pace of life, whilst remaining conveniently located for access to the market town of Gainsborough and the historic Lincoln. The village is also ideally positioned for golf enthusiasts, with the highly regarded Lincoln Golf Club just a short drive away. Surrounded by scenic countryside walks and benefiting from nearby amenities, Brampton provides an excellent balance of village living and everyday convenience. Its attractive character, rich heritage and picturesque setting continue to make it a highly desirable location within the Lincolnshire countryside.

### ACCOMMODATION

#### ENTRANCE HALL

A welcoming and characterful entrance hall featuring an attractive exposed brick wall, wooden flooring and a radiator. The space benefits from excellent natural light provided by a double glazed window to the front aspect and an additional roof window, creating a bright and airy first impression. A useful cloaks cupboard offers hanging space for coats together with additional storage. There is also a personnel door to the garage.



#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, wooden flooring and radiator.

#### KITCHEN DINER

23' 0" x 14' 9" (7.02m x 4.52m) A light and airy open plan living space, ideal for modern living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer with mixer tap and "Insinkerator" waste disposal unit. There is an eye level electric oven, induction hob, integrated fridge, space for dishwasher and tiled splashbacks. The room benefits from wooden flooring, spotlights, two radiators and three double glazed windows to the front and rear aspects, flooding the space with natural light.



#### UTILITY ROOM

9' 3" x 7' 11" (2.82m x 2.42m) Fitted with a complimenting range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for washing machine and tumble dryer, tiled splashbacks and flooring, radiator, double glazed window to the side aspect and stable door to the rear garden.

#### LOUNGE

20' 0" x 12' 9" (6.10m x 3.89m) A spacious reception room featuring double glazed windows to the front and side aspects, along with double glazed sliding patio doors opening into the conservatory. The room boasts a log burner as a focal point, complemented by a vaulted ceiling with exposed feature beams, wooden flooring and two radiators, creating a warm and inviting living space filled with natural light.



#### CONSERVATORY

13' 1" x 12' 5" (4.01m x 3.81m) Enjoying an abundance of natural light, featuring two sets of double glazed French doors opening onto the rear garden and offering wonderful views across the landscaped grounds. The room benefits from tiled flooring with underfloor heating, while opening ceiling windows enhance the bright and airy atmosphere, creating a perfect space to relax and enjoy the garden throughout the year.

#### INNER HALLWAY

With wall lights and radiator.

#### BEDROOM 1

14' 4" x 10' 4" (4.38m x 3.16m) With double glazed windows to the side and rear aspects and radiator.

#### WALK-IN WARDROBE

8' 5" x 5' 3" (2.59m x 1.61m) With hanging space and storage shelving.

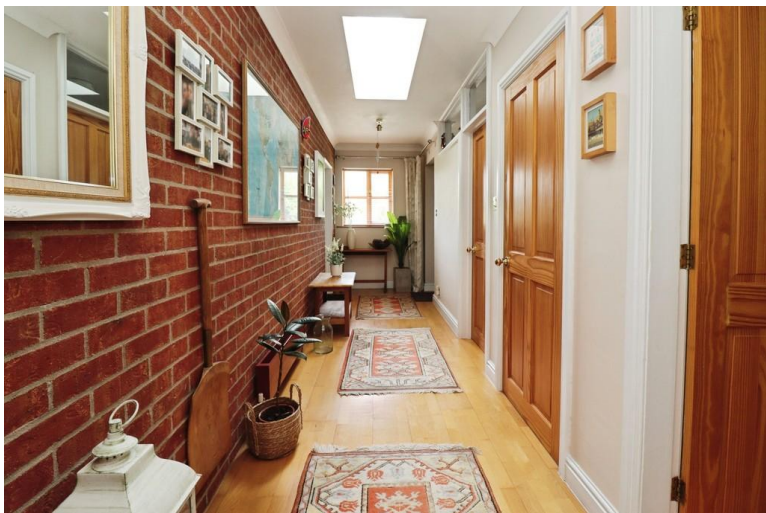
#### BEDROOM 2

11' 8" x 7' 11" (3.57m x 2.43m) With double glazed window to the side aspect and radiator.

#### BEDROOM 3

9' 3" x 7' 11" (2.82m x 2.42m) With double glazed window to the side aspect and radiator.





## BATHROOM

9' 9" x 7' 10" (2.98m x 2.41 m) Fitted with a stylish five piece suite comprising of walk-in shower, freestanding roll top bath, bidet, close coupled WC and wash hand basin in a vanity style unit with storage beneath, part tiled walls, tiled flooring with underfloor heating, electric radiator and double glazed windows to the side aspect.

## OUTSIDE

Occupying a generous plot of approximately 0.45 acres (STS), the property is approached via an extensive gravelled driveway providing ample off-street parking for numerous vehicles, together with an electric vehicle charging point and access to the double garage. Positioned centrally within its mature and established grounds, the property enjoys beautifully maintained lawned gardens to all sides, complemented by a variety of patio seating areas designed to capture the sun throughout the day. Further features include a covered veranda to the front, an abundance of mature trees, fruit trees, vegetable plots, well stocked flowerbeds and a range of garden sheds providing excellent storage. The gardens are enclosed by established hedging, offering a high degree of privacy and seclusion. In addition, there is a detached timber built studio/home office with power connected, creating an ideal space for home working, hobbies or leisure use. The property also benefits from solar panels.



## KEY FACTS FOR BUYERS

### SERVICES

Mains electric, water and sewerage services available. Air Source heat pump. The property benefits from Solar panels producing a healthy income. Please enquire for more information.

### EPC RATING – C.

### COUNCIL TAX BAND – D (West Lindsey District Council).

### TENURE - Freehold.

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

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

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



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#### 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

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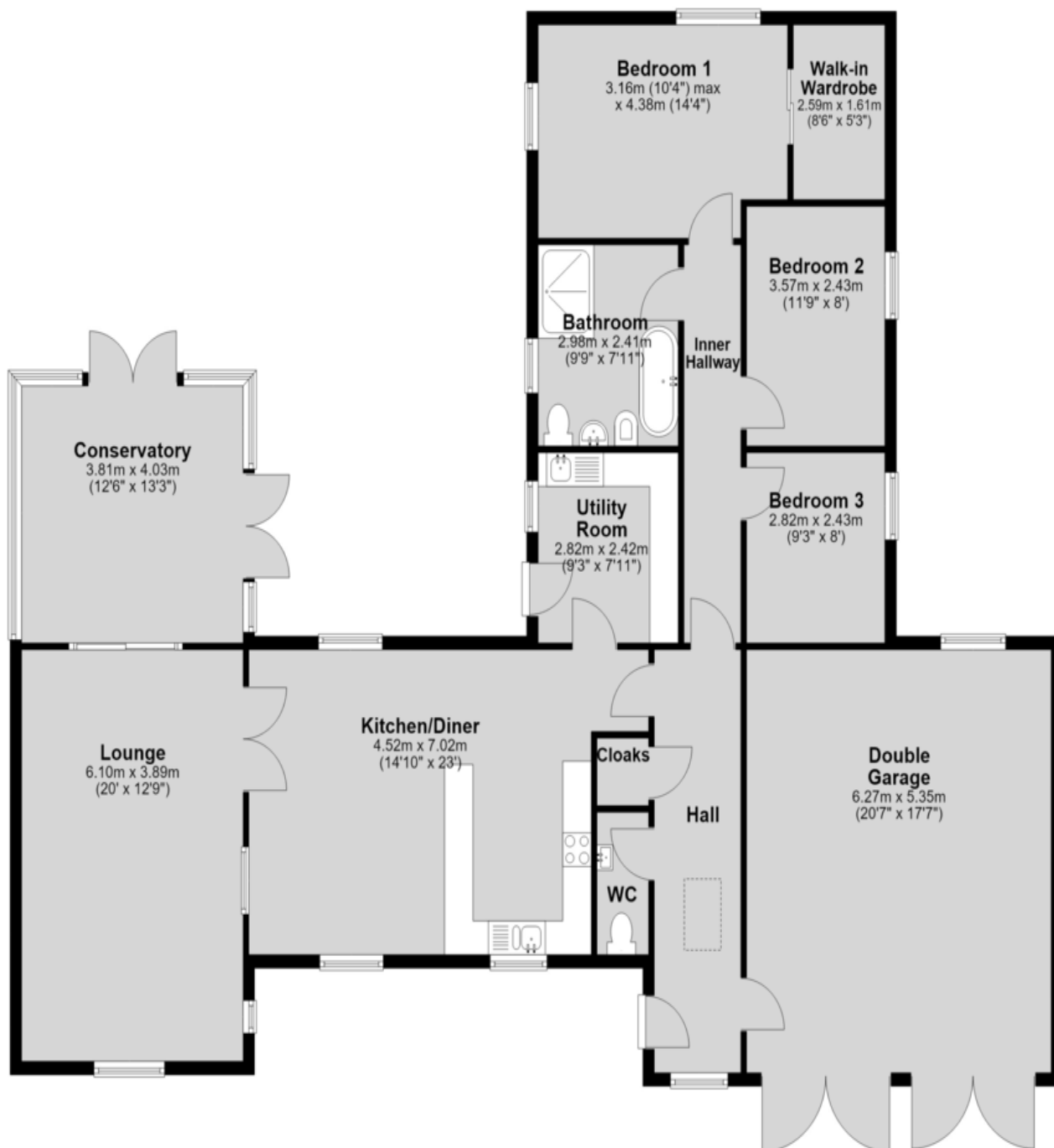
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## Ground Floor

Approx. 171.7 sq. metres (1848.0 sq. feet)



Total area: approx. 171.7 sq. metres (1848.0 sq. feet)

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 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.

