

## Memorial Gardens, Branston, Lincoln, LN4 1FR



**Asking Price £230,000 Freehold**



Welcome to this 3 Bedroom semi detached Taylor Wimpey built corner house located in the popular village of Branston, Lincoln. This delightful property boasts an open plan kitchen diner, perfect for entertaining guests or enjoying family meals together. The ensuite to the master bedroom provides a touch of luxury and convenience, ensuring your comfort is a top priority.

With a garage and driveway, parking will never be an issue, offering you both security and convenience. The modern design of the house adds a stylish touch to the property, making it a truly inviting space to call home.

Situated in the popular and well-serviced village of Branston, you'll have all the amenities you need right at your doorstep including an excellent comprehensive school and shopping precinct. Don't miss the opportunity to make this lovely house your own and enjoy the peaceful and vibrant lifestyle that Branston has to offer.

## Accommodation

The property is entered through an upper glazed composite door with Victorian style stone portico overhead.

## Porch



Vinyl flooring, coat hooks, pendant lighting, consumer unit, fully glazed wooden door into kitchen and single radiator.

## Kitchen/Dining Room 15'7" x 16'8"



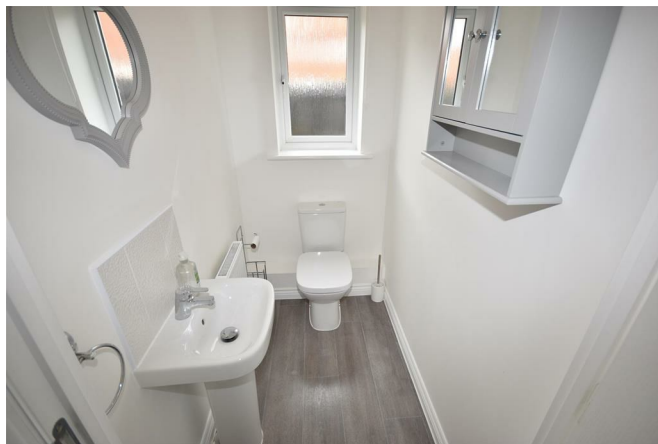
A very spacious room with window to front, a range of modern wall and base units with laminate worktops and matching up-stands, 4 ring gas hob with stainless steel splash-back with extractor hood above, double electric oven, one and half bowl stainless steel sink with mixer tap, built in fridge freezer, dishwasher, vinyl flooring, double radiator, upper glazed composite back door to rear garden and spot lighting.

## Living Room 15'9" x 9'10"



Entered through a fully glazed door having a window to front, patio doors to the rear, programmable central heating thermostat, TV point, virgin cable point, sky cabling, double radiator, carpeted flooring and pendant lighting.

## WC



Frosted window to rear, close coupled toilet, pedestal basin with mixer tap, extractor fan, pendant light, single radiator, vinyl flooring, grey mirrored medicine cabinet and a mirror over the sink.

## Hall

Large Storage cupboard under the stairs.

## Master Bedroom 10'9" x 9'10"



Window to front, fitted double wardrobe with sliding mirrored doors, radiator, carpeted flooring, pendant lighting and door to en-suite.

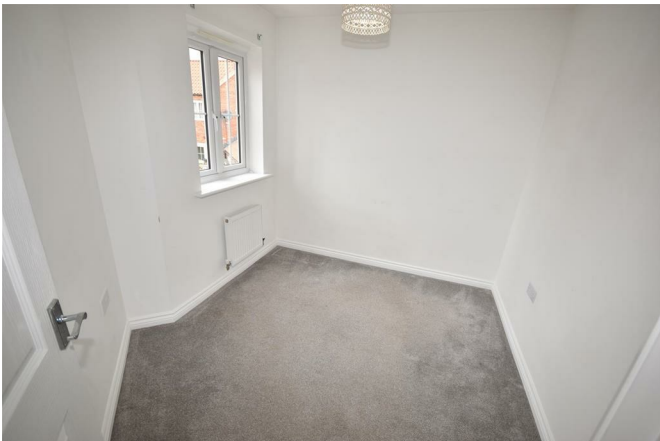


## En-suite



Frosted window to rear. double shower cubicle with Aqualiser shower unit and riser rail with fully tiled enclosure, pedestal sink with mixer tap, close coupled toilet, vinyl flooring, extractor, shaver socket, radiator and mirror over sink.

## Bedroom 2 7'10" x 7'9"



Window to rear, carpeted flooring, single radiator and pendant lighting.

## Bedroom 3 7'10" x 9'8"



Window to front, fitted double wardrobes with sliding mirrored doors, single radiator, carpeted flooring and pendant lighting.

## Bathroom



Frosted window to rear, paneled bath with separate hot and cold taps, with fully tiled enclosure with shower screen and bar mixer shower over, close coupled toilet, pedestal sink with mixer tap and mirror above, vinyl flooring, extractor fan, radiator and light unit.

## Landing



Window to front. carpeted staircase with white balustrades, pendant lighting, loft access panel and smoke alarm.

## Outside



The front garden is laid to lawn, with perimeter borders with low level hedges and shrubbery, block paved drive and a single garage attached to the neighbours garage.. The rear garden has a pathway from the back door, patio, lawn and perimeter borders with a gated side passageway providing bin access.

## Service Charges

The services charges are only approx £150 per year with Encore estates as a contribution towards mainly the Children's park around the corner.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any

built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

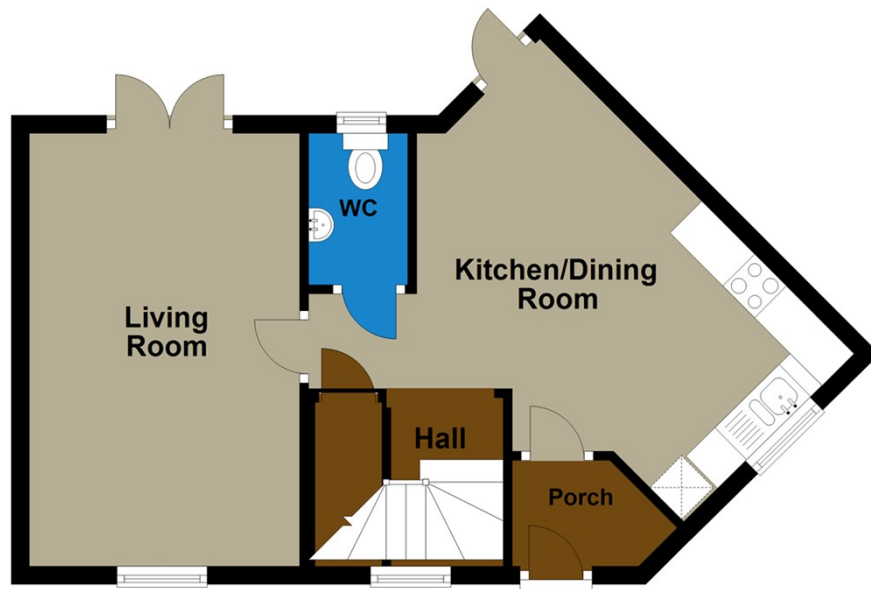
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## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)

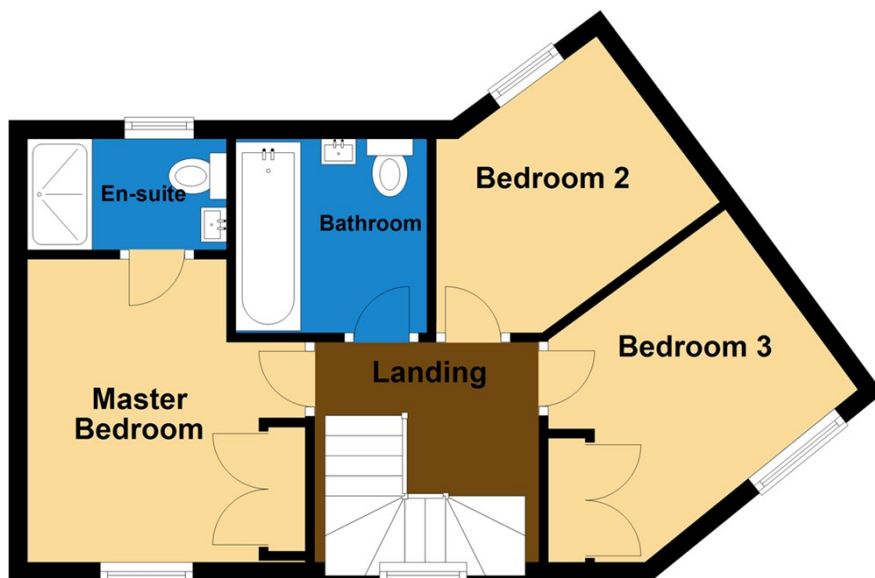


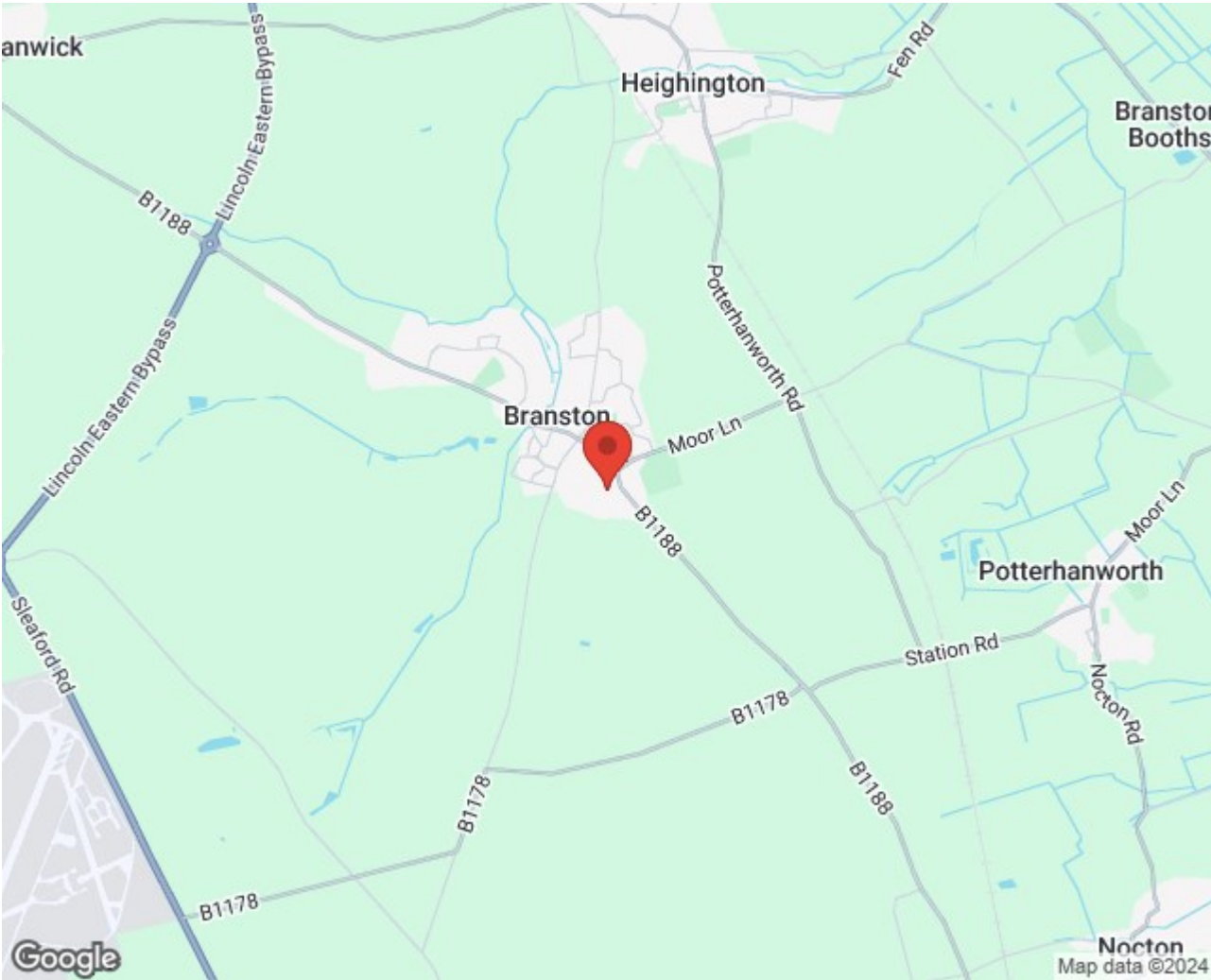
Total area: approx. 76.3 sq. metres (821.8 sq. feet)

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Plan produced using PlanUp.

## First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)





Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO2 emissions |                         |           |
| England & Wales                                     | EU Directive 2002/91/EC |           |