

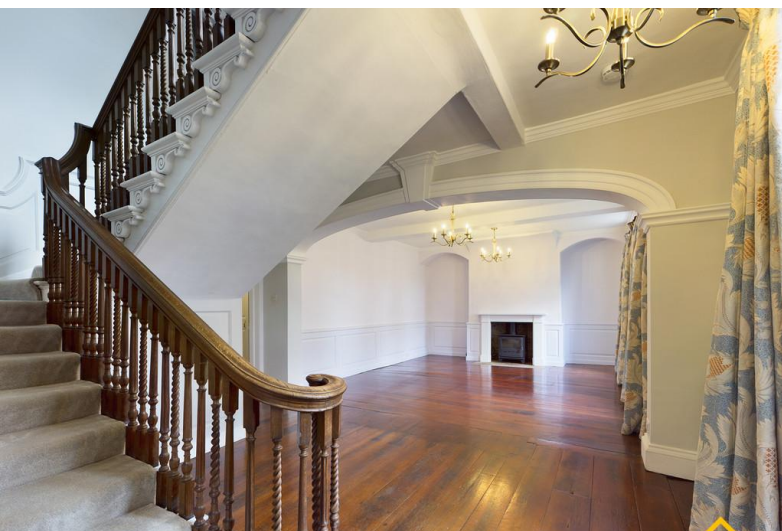


## Lister Place, 2 Church Walk

Brant Broughton, Lincoln, LN5 0SN

**£2,500 PCM**

Lister Place is a beautiful eight Bedroom, Grade II Listed, Queen Anne house laid over three floors set in established grounds of about one acre in the quaint village of Brant Broughton. The accommodation briefly comprises of a large Dining Room with log burner, Drawing Room with alabaster fireplace and shuttered windows, Inner Hall, Sitting Room, Kitchen with newly fitted reconditioned AGA cooking range, Back Kitchen, Lobby with Cloakroom and Side Porch. The first floor provides the Master Bedroom Suite with En-Suite Bathroom and Dressing Room, a Study on a mezzanine floor level, two further spacious Bedrooms in the front elevation of the property, Back Landing and main Bathroom with shower. Winding stairs lead to second floor accommodation comprising of five further Bedrooms and Bathroom. The property sits in grounds of approximately one acre with separate gardens, patio area and orchard.





## Church Walk, Brant Broughton, Lincoln, LN5 0SN



### SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

**EPC RATING** – Exempt – Grade II Listed.

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

**ADDITIONAL FEES** - There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

**RENT AND DEPOSIT** - Rent £2,500 Per Calendar Month, Deposit £2,880.

**DIRECTIONS** - From Lincoln follow the A607 south through Harmston, Coleby and Navenby. In Leadenham follow the signs for Newark and the A17. After approx 2.5 miles turn right sign posted Brant Broughton. Once on the High Street turn left onto Church Lane then left again onto Church Walk and Lister Place is on the right.

**LOCATION** - Brant Broughton is a quaint village that is steeped in history, village shop a primary school and a good availability of secondary schools, both private and national. Neighbouring villages provide two doctors' surgeries. There are excellent transport networks available from both Grantham and Newark with easy A1 access and rail travel link to London Kings Cross. The historic Cathedral City of Lincoln is also located approximately 11 miles to the North.





**RECEPTION HALL AREA** - With centre opening glazed and panelled front door, fine staircase and archway opening to the Dining Room.

**DRAWING ROOM** - 15' x 14' 10" (4.57m x 4.52m) With alabaster fireplace surround, log basket, shuttered window openings with fluted columns and radiator.

**DINING ROOM** - 15' 2" x 16' 11" (4.62m x 5.16m) With fireplace, multi fuel burner, two tall box sash shuttered windows with window seats, pine boarded floor and central heating radiators.

**INNER HALLWAY** - With radiator, back stairs to the first floor and locked door to the basement.

**SITTING ROOM** - 21' 1" x 10' 2" (6.43m x 3.1m) With fireplace and log burner, two south facing shuttered windows and French door to the garden.



**FAMILY KITCHEN** - 16' 0" x 14' 4" (4.88m x 4.37m) With beamed ceiling, base and wall cupboards with working surfaces and twin stainless steel sink unit with drainer. Newly fitted reconditioned AGA oil fired cooking range. There are two windows with an aspect of the garden and pantry cupboard.

**BACK KITCHEN** - 16' 1" x 11' 6" (4.9m x 3.51m) With Belfast sink, old fireplace, shelving, cupboard and plumbing washing machine.

**INNER HALL AREA** - With Lobby, Cloakroom with WC and wash hand basin and Boiler Room with base units and Worcester oil fired central heating boiler.

**STAIRS & LANDING** - Wide staircase with fluted and plain Oak balustrades. Landing with panelled dado, moulded ceiling cornice, shuttered window and radiator. Further landing with shuttered window and radiator.



**BEDROOM 1** - 15' 7" x 15' 3" (4.75m x 4.65m) With fireplace, two east facing deep shuttered windows and a south facing box sash window, pedestal wash basin and two radiators.

**BEDROOM 2** - 15' 1" x 15' 7" (4.6m x 4.75m) With cupboard with shelving. There are two shuttered windows in the east elevation, panelled walls and two radiators.

**BACK LANDING** - With back staircase to the ground floor and the second floor.

**BATHROOM** - With suite comprising bath, basin and low suite WC, radiator and tiling.

**MASTER BEDROOM SUITE** - 20' 4" x 15' 2" (6.2m x 4.62m) With three windows in the south elevation, two radiators, built in wall safe, fitted wardrobes with panelled doors and steps down to the Dressing Room and Bathroom.

**Dressing Room** - with walk in wardrobe, radiator.

**Bathroom** - with bath, basin, low suite WC and radiator.

**STUDY** - 12' 5" x 9' 7" (3.78m x 2.92m) Accessed from winding stairs on a Mezzanine Level, with box sash window, fitted book shelving, radiator and cupboards.

**BEDROOM 4** - 17' 1" x 15' 4" (5.21m x 4.67m) With hob fireplace, exposed Oak beams, two gable windows, front dormer window and radiator.

**BEDROOM 5** - 15' 4" x 17' 1" (4.67m x 5.21m) With dormer window, Oak beams, front window and radiator.





**BEDROOM 6 - 11' 9" x 9' 10" (3.58m x 3m)** With radiator and window.

**BEDROOM 7 - 9' 2" x 8' 7" (2.79m x 2.62m)** With dormer window and radiator.

**BEDROOM 8 - 13' 7" x 15' 4" (4.14m x 4.67m)** With radiator and dormer window.

**BATHROOM** - With bath, basin and low suite WC, radiator and airing cupboard containing the hot water cylinder and immersion heater.

**OUTSIDE** - The house stands in beautiful grounds of approximately 1.1 acres, with separated gardens and walled surround with patio seating area, vegetable garden, orchard and many specimen trees. There is also a large driveway offering ample parking and giving access to one large Coach House and garden conservatory.



#### 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)

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#### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU

Move with Us and Sell and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

#### 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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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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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.

