



## Flat 6, Hainton House, Church Road

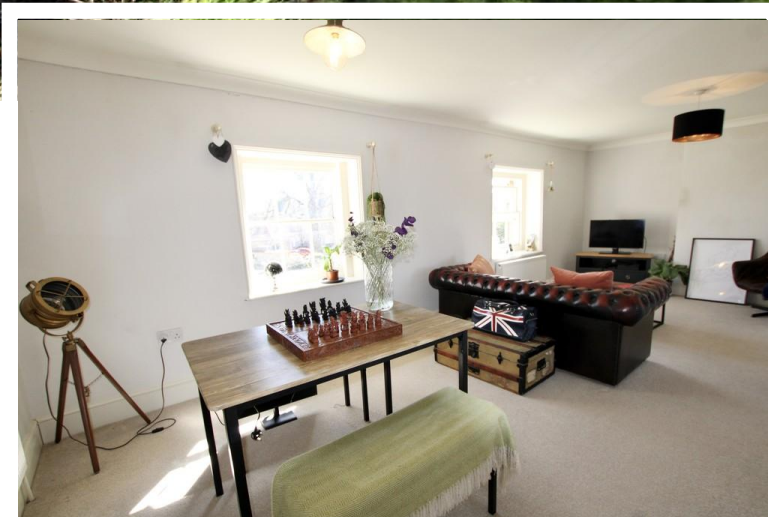
Branston, Lincoln, LN4 1LZ

**£175,000**

A spacious two double bed roomed duplex top floor apartment set in this stunning Grade II Listed period property and set with communal grounds with fantastic views across Branston and beyond. Hainton House is situated in the heart of the popular village of Branston and within a short walk to shops and facilities within Branston Village Centre and there is also easy access to Lincoln City Centre and the new Eastern Bypass. Internally the property is well presented and offers living accommodation to briefly comprise of Entrance Hallway, Lounge Diner, Kitchen, Bathroom, Bedroom 2 and stairs leading to the First Floor Bedroom 1. The property further benefits from two allocated parking spaces. Viewing of the property is essential to appreciate the accommodation on offer.



## Hainton House, Church Road, Branston, Lincoln, LN4 1LZ



### SERVICES

All mains services available. Gas central heating.

### EPC RATING – E.

**TENURE** - Leasehold.

**SERVICE CHARGE AND GROUND RENT** - Approximately £174.00 per calendar month, which covers the Buildings Insurance, window cleaning, maintenance of communal areas and maintenance of the external areas.

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

### DIRECTIONS

Travelling from Lincoln on the B1188, proceed into the centre of the village of Branston and turn right on to Church Road and Hainton House can be located on the right hand side.

### LOCATION

The property is well located in the very popular village of Branston, lying approx. 4 miles south of the historic Cathedral and University City of Lincoln. The village features local shops, a co-op, schooling and other amenities.



Further schooling and other facilities are available in the adjoining villages of Heighington and Washingborough. Central Lincoln has the usual High Street shops and department stores, banking, allied facilities, multiplex cinema, marina and art gallery. The famous steep hill leads to the Uphill Area with Lincoln Cathedral and Castle.

#### **ENTRANCE HALLWAY**

With radiator, intercom system, under stairs storage area and airing cupboard housing the hot water cylinder.

#### **LOUNGE DINER**

22' 9" x 10' 1" (6.93m x 3.07m) With two sash windows to front elevation, two radiators and opening to the Kitchen.



#### **KITCHEN**

12' 9" x 7' 4" (3.89m x 2.24m) With sash windows to side and rear elevations, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 1/2 porcelain sink unit and drainer, integral oven and four ring electric hob with extractor fan over, integral slimline dishwasher, fridge and washer dryer, spotlights to ceiling and radiator.

#### **BEDROOM 2**

10' 9" x 10' 8" (3.28m x 3.25m) With window to side elevation, sash window to rear elevation, feature fireplace and radiator.



#### **BATHROOM**

7' 4" x 5' 9" (2.24m x 1.75m) With window to rear elevation, tiled floor, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail and extractor fan.

#### **BEDROOM 1 (FIRST FLOOR)**

16' 0" x 10' 7" (4.88m x 3.23m) With window to side elevation, banister rail and radiator.

#### **OUTSIDE**

The property benefits from two parking spaces and there are communal gardens.





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Move with Us and Silb & 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 Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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.

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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 roughly checked.

**GENERAL**

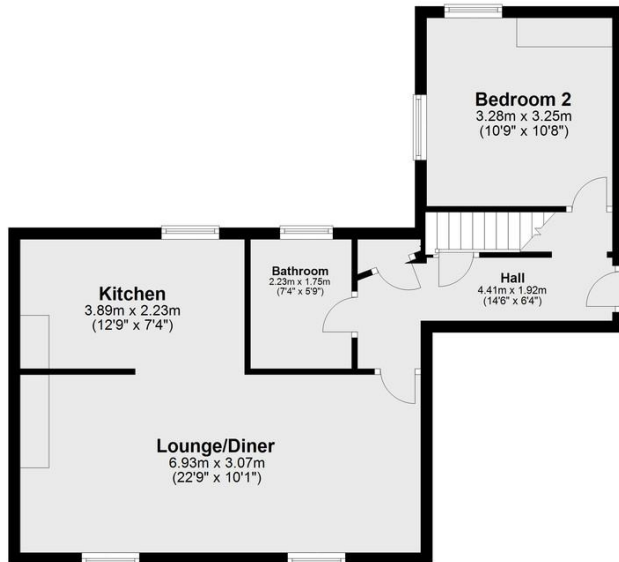
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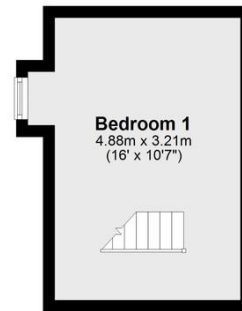
**Apartment**

Approx. 54.6 sq. metres (588.2 sq. feet)



**Apartment**

Approx. 16.3 sq. metres (175.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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