



## Melville Cottage, 11 Hall Lane

Branston, Lincoln, LN4 1PZ

**£425,000**

This is a beautiful detached character cottage positioned in the sought after village of Branston which has spacious and characteristic internal accommodation to briefly comprise of Inner Hallway, Shower Room, Lounge Diner, Kitchen Diner, Conservatory, Dining Room, Utility Room, two staircases leading to the First Floor Landing which gives access to three Bedrooms and the Family Bathroom. Outside there is a Garage to the front, with a driveway to the side, a Workshop to the rear and an extensive cottage style garden. Viewing of the property is highly recommended to appreciate the accommodation on offer.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – B

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold.

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

**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.







## DIRECTIONS

Upon entering the village of Branston on the B1188, turn right on to Rectory Lane. Proceed along Rectory Lane and then turn right on to Hall Lane where the property can be located on the left hand side.

## ACCOMMODATION

### INNER HALLWAY

With door to the side, fitted cupboard, stairs to the First Floor Landing and doors to the Shower Room and Lounge Diner.

### SHOWER ROOM

9' 10" x 4' 10" (3.02m x 1.49m) With window to the rear, suite to comprise of shower cubicle, WC and wash hand basin and radiator.



### LOUNGE DINER

25' 5" x 9' 9" (7.77m x 2.99m) With windows to the front aspect enjoying views over farmland, radiator, fireplace and door to the Kitchen Diner.

### KITCHEN DINER

17' 10" x 7' 11" (5.44m x 2.43m) With windows overlooking the rear garden, double doors leading to the Conservatory and further doors leading to the Utility Room and Dining Room. Fitted with a range of wall, base units and drawers with work surfaces over, Range cooker, integral dishwasher, space for a fridge and sink unit with drainer.

### CONSERVATORY

7' 3" x 8' 1" (2.23m x 2.48m) With uPVC windows to the rear and side aspects and door to the rear.



### DINING ROOM

12' 0" x 14' 2" (3.68m x 4.34m) With window to the front, fitted cupboards radiator and door leading to the staircase which rises to Bedroom 3.

### UTILITY ROOM

5' 7" x 8' 3" (1.72m x 2.54m) With air conditioning unit, spaces for a fridge and washing machine and work-surface.

### FIRST FLOOR LANDING

Giving access to two Bedrooms and Bathroom.

### BEDROOM 1

11' 9" x 15' 0" (3.60m x 4.59m) With window to the front, fitted wardrobe and radiator.



### BEDROOM 2

11' 6" x 8' 3" (3.51m x 2.54m) With window to the front, radiator and fitted wardrobe.

### BATHROOM

9' 8" x 6' 1" (2.96m x 1.86m) With window to the side, suite to comprise of bath, WC and wash hand basin and radiator.

### BEDROOM 3

12' 3" x 13' 6" (3.74m x 4.14m) Accessed via stairs rising from the Dining Room. With windows to the front and side aspects and radiator.



**OUTSIDE**

The Garage is accessed off Hall Lane. There is a separate driveway to the side giving access to the rear of the property. To the rear there is a Workshop, a paved seating area with steps leading up to a lawned garden and a range of mature plants, shrubs and trees, a further seating area and water feature/pond.

**WORKSHOP**

9' 1" x 16' 11" (2.79m x 5.17m) With window and door to the rear.

**GARAGE**

9' 1" x 18' 10" (2.79m x 5.76m) With concertina door to the front, power, lighting and courtesy door to the Workshop.

**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)

**SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO**

Solicitors, Bridging, Remortgage and Home Property Lawyers who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use the conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct, Westlaby Financial Services will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we incur would be £542. In addition, Westlaby Financial Services will pay between £10 and £30 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**

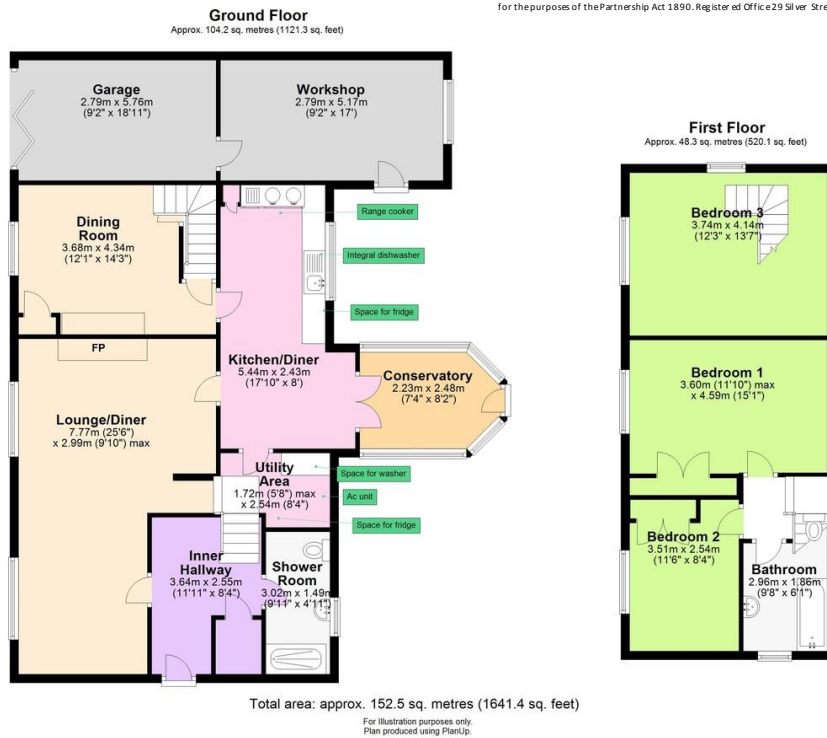
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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 to the best of their knowledge.

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.

