



**70 Lincoln Road**

Branston, Lincoln, LN4 1NX

**OFFERS IN THE REGION OF  
£375,000**

NO ONWARD CHAIN - A four bedroomed detached family home situated in an excellent non-estate position within the ever popular village of Branston. The internal accommodation briefly comprises of Entrance Porch, Main Entrance Hall, Lounge, Dining Room, Kitchen, Breakfast Room and First Floor Landing leading to four good sized Bedrooms, Bathroom and Separate WC. Outside the property is situated on an extensive mature plot with gardens to both the front and rear, driveway and Integral Garage. The property requires a significant program of refurbishment. Viewing of the property is highly recommended to appreciate the extensive gardens, position within the village and the potential that the property offers.





**SERVICES**

Mains electricity, water and drainage. Solid fuel central heating.

**EPC RATING** – E

**COUNCIL TAX BAND** – D

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold.

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

**DIRECTIONS**

Head out of Lincoln on the B1188 up Canwick Hill and proceed along. At the roundabout with the Lincoln Eastern Bypass proceed straight accross and continue along, taking you into the village of Branston where the property can be located on the left hand side.

**LOCATION**

The property is well located in the very popular village of Branston which offers a wide range of local facilities including schooling of all grades, shops and public houses. There are regular bus services in and out of Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE PORCH

With double entrance door.

### MAIN ENTRANCE HALL

With main entrance door, stairs rising to the First Floor Landing and double radiator.

### INNER HALLWAY

With single radiator and courtesy door to Garage.

### WC

With WC, wash hand basin and window to front elevation.

### LOUNGE

14' 11" x 12' 5" (4.55m x 3.78m) With window to front elevation, double radiator and two windows to side elevation.

### DINING ROOM

12' 5" x 10' 4" (3.78m x 3.15m) With window to rear elevation, two windows to side elevation and double radiator.

### KITCHEN

11' 2" (max) x 8' 10" (3.4m (max) x 2.69m) Fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, solid fuel central heating boiler and window to rear elevation.

### BREAKFAST ROOM

12' 1" x 9' 1" (3.68m x 2.77m) With windows to side and rear elevations and double radiator.

### PANTRY CUPBOARD

With window to rear elevation.

### REAR ENTRANCE HALL

With rear entrance door.

### FIRST FLOOR LANDING

With access to roof void and window to rear elevation.

### BEDROOM

18' 6" (into bay) x 12' 1" (5.64m (into bay) x 3.68m) With bay window to front elevation, further window to rear elevation, double radiator, fireplace and sink.

### BEDROOM

14' 10" (into bay) x 12' 5" (into bay) (4.52m (into bay) x 3.78m) With bay window to front elevation, double radiator and fitted storage cupboard.

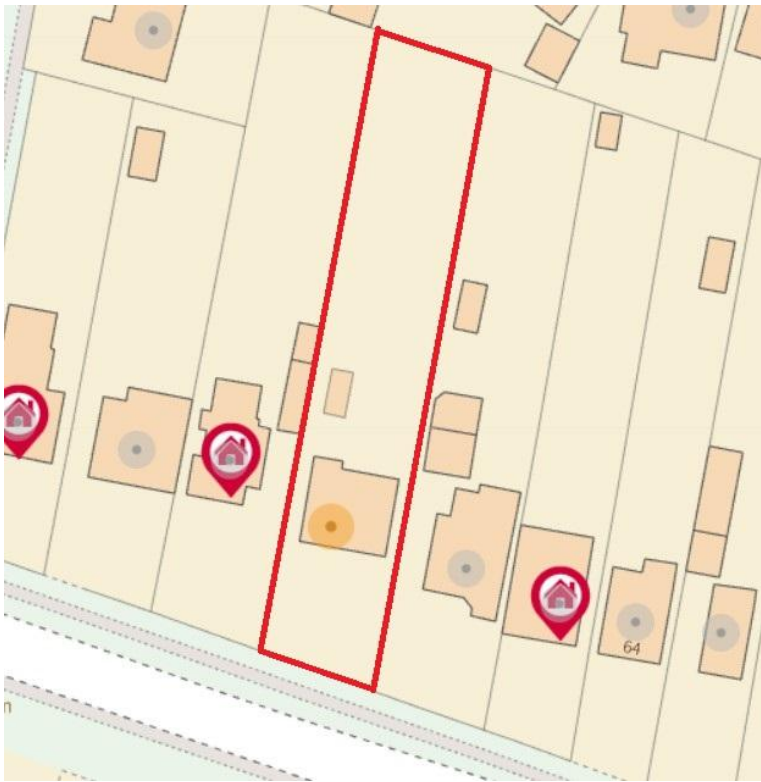
### BEDROOM

12' 6" x 10' 4" (3.81m x 3.15m) With window to rear elevation and single radiator.

### BEDROOM

8' 1" x 7' 0" (2.46m x 2.13m) With window to front elevation, single radiator and built-in storage cupboard.





### BATHROOM

With suite to comprise of bath and wash hand basin, single radiator, part tiled surround, window to rear elevation and airing cupboard housing the hot water cylinder.

### SEPARATE WC

With WC and window to side elevation.

### OUTSIDE

The property is situated on an extensive mature plot which we have been advised extends to approximately 1/4 of an acre. To the front of the property there is a lawned garden and driveway providing off road parking/hard standing for vehicles and giving access to the Integral Garage. There is an extensive lawned garden to the rear with a wide variety of mature shrubs and trees. There is an Outbuilding incorporating a Coal Store and Garden Store.

### INTEGRAL GARAGE

17' 3" x 8' 9" (5.26m x 2.67m) With window to side elevation, light and power.

### OUTBUILDING

10' 11" x 9' 0" (3.33m x 2.74m)

#### 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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose 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 these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter 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 service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £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 Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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