



Fairleas, Branston Lincoln LN4 1NW

welcome to

Fairleas, Branston Lincoln

Early viewing is essential for this three bedroom home located within the sought after village of Branston. Boasting no onward chain, ample off road parking, garage en bloc, enclosed rear garden and local access to a range of amenities.

Entrance Hall

With radiator, carpet flooring, understairs storage and fusebox.

Lounge / Diner

24' 5" x 11' 10" (7.44m x 3.61m)

With double glazed windows to the front and rear, electric fireplace, carpet flooring and two radiators.

Kitchen

9' 10" x 10' 3" (3.00m x 3.12m)

With double glazed window and door to the rear, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, wall mounted boiler, space for fridge freezer, stainless steel sink and drainer, space for washing machine, vinyl flooring and radiator.

First Floor Landing

With carpet flooring, loft access point and airing cupboard.

Bedroom One

10' 11" x 11' 9" (3.33m x 3.58m)

With double glazed window to the front, built in storage, carpet flooring and radiator.

Bedroom Two

10' 11" x 12' 4" (3.33m x 3.76m)

With double glazed window to the rear and carpet flooring.

Bedroom Three

8' 6" x 6' 11" (2.59m x 2.11m)

With double glazed window to the front, carpet flooring and radiator.

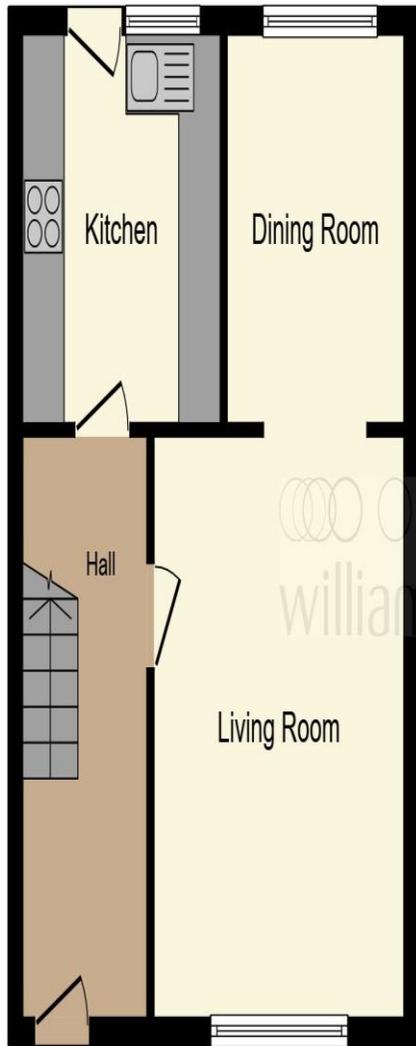
Shower Room

With obscured double glazed window to the rear,

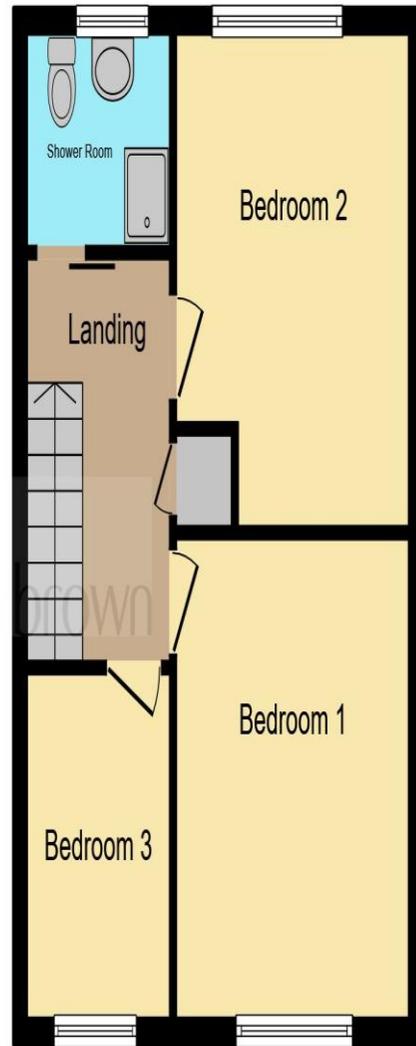
shower, wc, wash hand basin, tiling to the walls and vinyl flooring.

Outside

Property benefits from a block paved driveway to the front providing off road parking for up to four cars and access to the front door. To the rear is a particularly spacious enclosed garden with a patio area ideal for seating, an area of lawn and pathway leading up to rear gated pedestrian access to the garage en bloc.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

Fairleas,

Branston Lincoln

- NO ONWARD CHAIN
- FANTASTIC FIRST TIME BUY OR INVESTMENT
- THREE WELL-PROPORTIONED BEDROOMS
- FITTED KITCHEN WITH SPACE FOR APPLIANCES
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£175,000



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Property Ref:
LCR123265 - 0003

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