



The Forge, 19 Church Road

Branston, Lincoln, LN4 1LZ

£210,000

NO ONWARD CHAIN - A fantastic opportunity to purchase this character cottage located within the heart of the popular village of Branston, overlooking the local church. Part of the property is a former Blacksmiths and dates back to the 1800's, whilst boasting many original features. Internally the property offers accommodation to comprise of Entrance Hallway, Snug/Study, Sitting Room, Dining Room, Kitchen, Utility Area, Bathroom and First Floor Landing leading to two double Bedrooms and Bedroom 3/Dressing Room (accessed via Bedroom 1). Outside there is a courtyard garden to the front and a further courtyard garden to the side of the property, accessed via the Kitchen. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Branston on the B1188 from Lincoln, turn right on to Church Road and the property can be located on the left hand side, overlooking the church.

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 quarry tiled floor, stairs to the First Floor Landing and doors leading to the Snug/Study and Dining Room.

SNUG/STUDY

12' 7" x 7' 5" (3.84m x 2.26m) With uPVC double glazed window to front elevation, quarry tiled floor, built-in cupboard, radiator and door to the Sitting Room.

SITTING ROOM

15' 7" x 12' 6" (4.75m x 3.81m) With uPVC double glazed windows to the front, side and rear elevations, fireplace with wood burner inset, spotlighting, radiator and access to the roof void.

DINING ROOM

12' 6" x 12' 6" (3.81m x 3.81m) With uPVC double glazed window to front elevation, exposed floorboards, fireplace, under stairs storage cupboard, radiator and door to the Kitchen.

KITCHEN

12' 7" x 7' 7" (3.84m x 2.31m) With uPVC double glazed window and double doors to the side elevation, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over, spotlights, opening to the Utility Area and door to the Bathroom.

UTILITY AREA

With tiled floor, uPVC double glazed window to side elevation, plumbing and space for a washing machine and housing the gas fired central heating boiler.

BATHROOM

With uPVC double glazed window to front elevation, tiled floor, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls, radiator and spotlights.

FIRST FLOOR LANDING

With doors to two double Bedrooms and access to roof void.

BEDROOM 1

14' 0" x 12' 7" (4.27m x 3.84m) With uPVC double glazed window to front elevation, feature fireplace, built-in cupboard, radiator and door leading to Bedroom 3/Dressing Room.

BEDROOM 3/DRESSING ROOM

13' 7" x 7' 8" (4.14m x 2.34m) With uPVC double glazed window to side elevation and radiator.

BEDROOM 2

14' 2" x 9' 7" (4.32m x 2.92m) With uPVC double glazed window to front elevation, storage cupboard and radiator.

OUTSIDE

To the front of the property there is a courtyard garden overlooking Branston Church. There is a second low maintenance paved courtyard garden to the side of the property which can be accessed from the Kitchen.





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

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

Move with Us and Sils 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 Sils & 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 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 roughly checked.

GENERAL

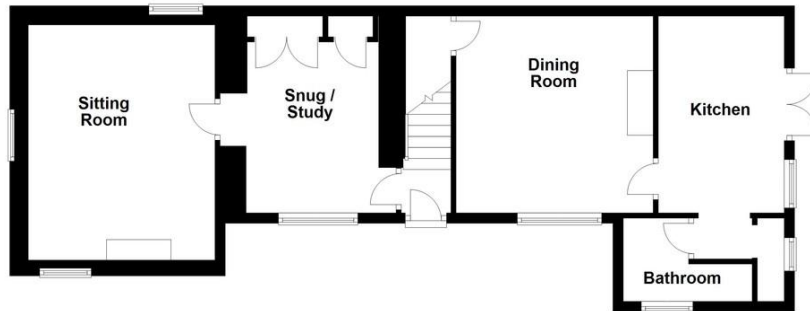
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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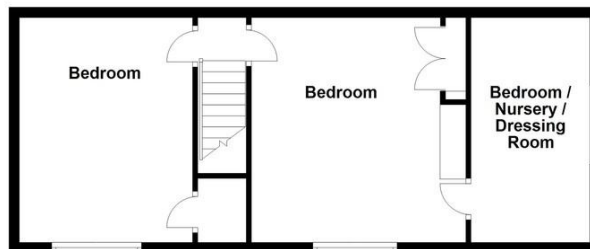
Ground Floor

Approx. 705.4 sq. feet



First Floor

Approx. 517.4 sq. feet



Total area: approx. 1222.7 sq. feet

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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.

