



## 3 Sycamore Close

Branston, Lincoln, LN4 1QG

**£235,000**

RECENTLY REFURBISHED! A three bedroomed detached bungalow situated in this quiet cul-de-sac location within the village of Branston. The property has been tastefully modernised throughout and finished to a high standard. Internal accommodation briefly comprises of Entrance Hallway, Lounge, Dining Area, fitted Kitchen with a range of integral appliances, Three Bedrooms and Bathroom. Outside there is a lawned garden to the front and a driveway providing off road parking and giving access to the Detached Single Garage. To the rear of the property there is a patio seating area, lawned garden and garden shed. Viewing of the property is essential to appreciate the accommodation on offer.





**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 left onto Beech Road, continue along and turn left onto Wisteria Avenue. Turn left onto Clematis Close and then left again onto Sycamore Close where the property can be located on the right hand side.

**LOCATION**

Located in this popular village of Branston, which offers a wide range of local facilities including schools, shops and public houses. There are regular bus services in and out of Lincoln City Centre.



#### ENTRANCE HALL

With UPVC double glazed external door to the side elevation, laminate flooring, radiator and doors to three bedrooms and lounge.

#### LOUNGE

17' 6" x 11' 9" (5.33m x 3.58m) , with UPVC double glazed window to the front elevation, UPVC double glazed double doors to the rear elevation, laminate flooring, electric fire, display boxes, wall lighting, radiator and opening into dining area.

#### DINING AREA

10' 9" x 7' 6" (3.28m x 2.29m) , with UPVC double glazed window to the rear elevation, laminate flooring and door to kitchen.



#### KITCHEN

11' 2" x 10' 1" (3.4m x 3.07m) , with UPVC double glazed window to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, breakfast bar, complementary tiled splashbacks, 1 ½ porcelain sink unit and drainer with mixer tap, integral oven, four ring induction hob with extractor fan over, integral fridge freezer, partly tiled walls, plumbing and space for washing machine and UPVC double glazed external door to the side elevation.

#### BEDROOM 1

14' 3" x 10' 8" (4.34m x 3.25m) , with UPVC double glazed window to the front elevation and radiator.



#### BEDROOM 2

11' 7" x 10' 1" (3.53m x 3.07m) , with UPVC double glazed window to the side elevation and radiator.

#### BEDROOM 3

10' 1" x 7' 8" (3.07m x 2.34m) , with UPVC double glazed window to the side elevation, built-in wardrobe and radiator.



#### BATHROOM

7' 8" x 7' 0" (2.34m x 2.13m) , with UPVC double glazed window to the side elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, heated towel rail and extractor fan.

#### OUTSIDE

To the front of the property there is a lawned garden, flowerbeds with a range of plants, shrubs and trees, a driveway providing off road parking and giving access to the Garage. There is a gate leading to the rear garden. To the rear of the property there is a patio seating area, lawned garden, wood-chip flowerbeds, garden pond and shed.



**WEBSITE**

Our detailed website show 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)

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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 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.

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**

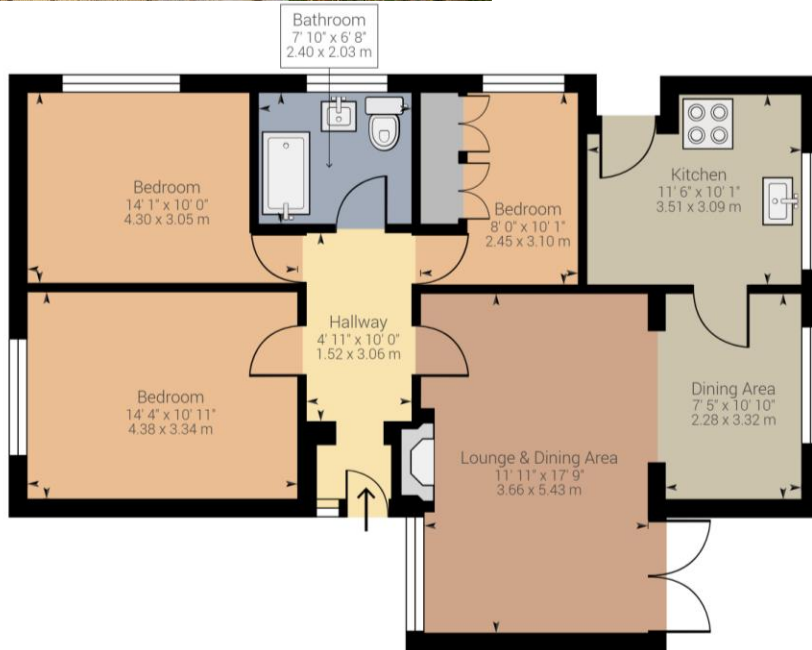
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approximate net internal area: 906.4 ft<sup>2</sup> / 84.21 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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