



## 29 Lincoln Road

Branston, Lincoln, LN4 1PE

**£225,000**

NO ONWARD CHAIN - A three bedroomed Grade II Listed detached stone cottage located in the popular village of Branston, adjacent to Branston Hall. The property requires modernisation and offers internal living accommodation to comprise of Rear Entrance Hallway/Utility, Ground Floor Bathroom, Kitchen, three Ground Floor Reception Rooms, Two Staircases rising to the separate Landings giving access to three Bedrooms and Family Bathroom. Outside there is a cottage style garden to the front, extensive garden to the rear and driveway to the side providing off road parking. Viewing is recommended.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — E.**

#### **TENURE - Freehold.**

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

#### **DIRECTIONS**

Heading out of Lincoln along the B1188 towards Branston. Once in the village continue past Branston Hall and the property can then be located on the right hand side.

#### **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.





## ACCOMMODATION

### REAR ENTRANCE HALL/UTILITY

8' 4" x 8' 10" (2.56m x 2.71m) , with door to the rear aspect, tiled flooring, space for automatic washing machine, radiator and doors to bathroom, lounge and kitchen.

### KITCHEN

12' 5" x 8' 7" (3.80m x 2.63m) , with windows to the rear and side aspects, tiled flooring, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and grill, four ring gas hob with extraction above, wall mounted units with complementary tiling below and doors to rear entrance/utility and reception room.



### FRONT RECEPTION ROOM

10' 3" x 12' 2" (3.14m x 3.71m) , with wooden door and bay window to the front aspect, window to the side aspect, radiator and beams to the ceiling.

### GROUND FLOOR BATHROOM

6' 3" x 8' 11" (1.91m x 2.73m) , with two windows to the rear aspect, suite to comprise of corner bath, WC and wash hand basin, towel radiator and fitted cupboard.

### LOUNGE

11' 10" x 12' 5" (3.61m x 3.79m) , with door and window to the front aspect, window to the side aspect, fireplace, stairs to the first floor landing and door to the side reception room.



### SIDE RECEPTION ROOM

12' 8" x 11' 11" (3.88m x 3.65m) , with windows to the front and rear aspects, radiator, stone wall, log burner and stairs to further first floor landing.

### FIRST FLOOR LANDING

With window to the rear aspect, doors to two bedrooms and shower room.

### SHOWER ROOM

11' 3" x 3' 11" (3.45m x 1.20m) , with suite to comprise of shower, WC and wash hand basin.

### BEDROOM 3

6' 3" x 7' 8" (1.91m x 2.35m) , with window to the front aspect and radiator.



### BEDROOM 2

12' 0" x 12' 2" (3.66m x 3.73m) , with windows to the front and rear aspects, access to the roof void and radiator.

### FIRST FLOOR LANDING

With window to the side aspect and door to bedroom 1.

### BEDROOM 1

9' 0" x 13' 3" (2.75m x 4.04m) , with window to the front aspect, fitted cupboard and radiator.



## OUTSIDE

To the front of the property there are steps to a cottage style planted garden and a path to the front door. To the side of the property there is driveway providing off road parking. To the rear of the property there is a blocked paved seating area, covered seating area, brick built shed, wooden shed, greenhouse frame, extensive parking for vehicles and a lawned area with mature shrubs and trees.

### WEBSITE

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### 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.

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### 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

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### Ground Floor



### First Floor



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