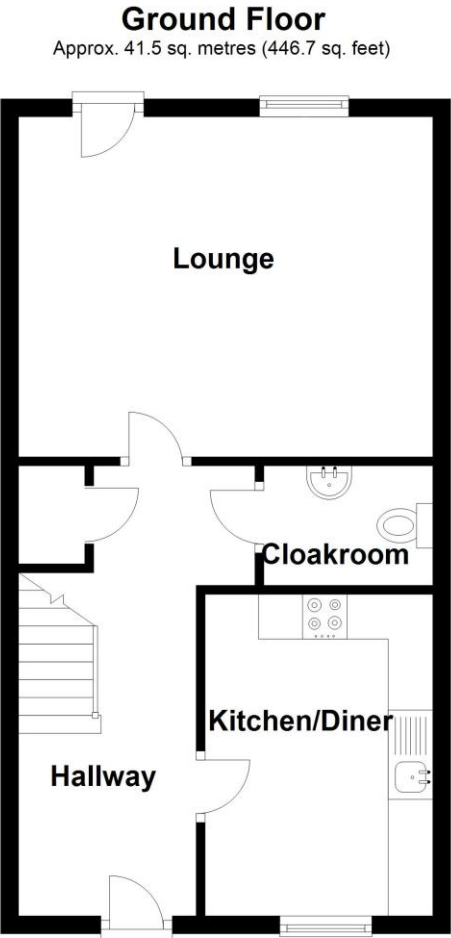


Kirk Road, Branston, Lincoln

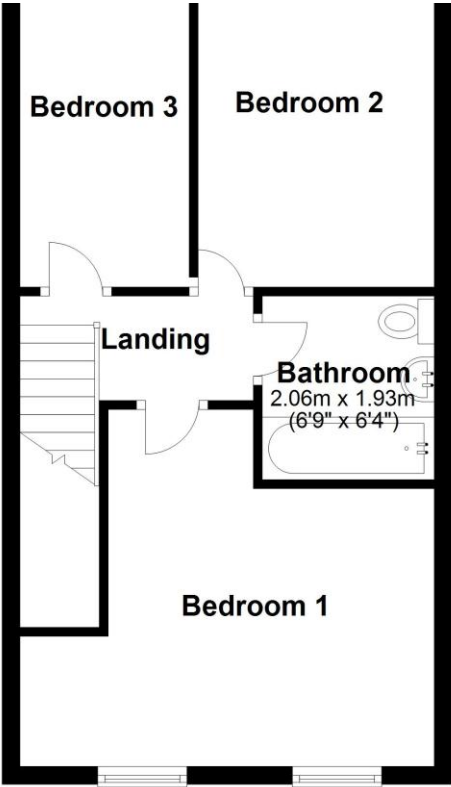
Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Total area: approx. 82.5 sq. metres (888.1 sq. feet)



38 Kirk Road, Branston, Lincoln, Lincolnshire, LN4

£87,500 Leasehold

Offered for sale on a 35% shared ownership basis, this modern and exceptionally well-presented three-bedroom end of terrace home provides stylish accommodation throughout, making it an ideal opportunity for first-time buyers and growing families alike.

Occupying a pleasant position within a popular residential development, the property boasts thoughtfully designed living space. The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen/diner with a range of wall and base units and integrated cooking appliances, a useful cloakroom/WC, and a spacious lounge. The lounge offers ample room for both seating and

35% Shared Ownership Opportunity | Modern Three Bedroom End of Terrace Home | Spacious Lounge with Garden Access | Modern Kitchen/Diner | Ground Floor Cloakroom/WC | Driveway Parking | Enclosed Rear Garden | Well Presented Throughout | Ideal First Time Purchase



LOCATION

DESCRIPTION

ACCOMMODATION

Entrance Hallway - Approached by a UPVC entrance door with access to all groundfloor rooms, understairs storage cupboard, telephone point, radiator.

Cloakroom - Fitted with a 2 piece suite comprising close coupled WC, pedestal hand wash basin, radiator, wood effect flooring.

Kitchen Dining Room - 11'10" x 8'4" (3.6m x 2.54m) UPVC window to front aspect, fitted with a modern contemporary range of base and eye level and larder units with beveled edge work surfacing over, one and a half bowl stainless steel sink, gas hob and electric oven, space for fridge freezer and washing machine, wood effect flooring, radiator.

Lounge - 15'3" x 12'7" (4.65m x 3.84m) UPVC window and glazed composite door to rear aspecxt leading to garden,



television point, radiator.

Landing - Staircase rises from entrance hallway to 1st floor landing. loft access, radiator.

Bedroom 1 - 15'3" x 13'3" max (4.65m x 4.04m max) Two UPVC windows to front aspect, radiator.

Bedroom 2 - 11'3" x 8'8" (3.43m x 2.64m) UPVC window to rear aspect, radiator.

Bedroom 3 - 11'3" x 6'3" (3.43m x 1.9m) UPVC window to rear aspect, radiator.

Outside - There are 2 allocated parking spaces immediately adjacent to the property.

The rear garden is principally lawned with a raised decked seating area na dgarden shed, there is an outside tap and light.

Agents Notes - This is a shared ownership property with the remaining share being owned by Longhurst housing.

the lease commenced in 2018 for a period of 99 years.

The payment to longhurst is currently £360.16 pcm and is reviewed 1st april annually. The photos have been enhanced with AI. Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this. Management fees apply.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

B

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS