

Station Road, Branston, Lincoln

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		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



69 Station Road, Branston, Lincoln, Lincolnshire, LN4 1LG

OFFERS OVER £485,000 Freehold

A substantial detached period home which has had a modern rear extension to create a WOW FACTOR Living Kitchen with bi folding doors to rear and large Master Bedroom with Juliette balcony. The property offers 3 reception rooms and 4 double bedrooms with Two En-Suite Bathrooms. There is also a double garage and timber outbuilding offering numerous options subject to necessary permissions.

DETACHED PERIOD HOUSE | WOW FACTOR KITCHEN/DINER AND MASTER BEDROOM | TWO EN-SUITES | FOUR DOUBLE BEDROOMS | DOUBLE GARAGE | TIMBER OUTBUILDING | POPULAR VILLAGE WITH AMENITIES



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ACCOMMODATION

Entrance Hall - Approached by a composite entrance door with two full height opaque glazed side windows the entrance hall offers access to all ground floor rooms and has a spacious understairs cupboard, radiator, contemporary flooring.

Cloakroom - Having Opaque glazed UPVC window to rear aspect, fitted with a 2 piece suite comprising close coupled WC, floor standing vanity unit housing hand wash basin, mosaic tiled flooring.

Sitting Room - 11'9" x 11'4" (3.58m x 3.45m) Arched UPVC bay window to front aspect, chunky timber adam style fire place with cast and tiled inset housing living flame gas fire, television and telephone points, radiator, coving to ceiling.

Living Room - 11'9" x 11'5" (3.58m x 3.48m) Arched UPVC bay window to front aspect, log burner in tiled recessed fitment with timber mantle, exposed wood flooring, radiator.

Utility Room - 10'2" x 5'7" (3.1m x 1.7m) UPVC window to side aspect, fitted with a range of base and eye level units with wood effect work surfacing over, composite sink, eye level double oven, space for washing machine, wall mounted gas fired boiler, mosaic tiled flooring.

Study - 8'3" x 7' (2.51m x 2.13m) UPVC window to side aspect, contemporary flooring.

Living Kitchen - 23'2" x 20'7" (7.06m x 6.27m) Having a 5 door aluminium bi folding door to the rear elevation leading to the patio and garden, fitted with a modern contemporary range of handleless base and larder units eye level double oven and convector microwave, 5 zone induction hob, composite sink, built in dish washer and fridge freezer, island incorporating breakfast bar, LVT flooring, feature log burning fire, television point.

Landing - Staircase rises from entrance hall to 1st floor landing leading to principal 1st floor rooms, loft access.

Master Bedroom - 23'4" x 16'8" (7.1m x 5.08m) Having picture



window with central French doors to Juliette Balcony to rear aspect, 4 Velux roof lights, radiator, television point.

Master En-Suite - Velux roof light, fitted with a 4 piece suite comprising panelled bath, walk in glazed and tiled shower cubicle with rainmaker mains fed shower over, vanity unit housing WC, floor standing vanity unit housing Hand wash basin, heated towel radiator, ceramic tiled flooring.

Bedroom 2 / Guest Bedroom - 13'8" x 11'3" (4.17m x 3.43m) UPVC window to side aspect, radiator, television point.

En-Suite - Opaque glazed window to side aspect, fitted with a 3 piece suite comprising corner shower cubicle with electric shower over, pedestal hand wash basin, close coupled WC, chrome heated towel radiator, ceramic tiled flooring.

Family Bathroom - Opaque glazed window to side aspect, fitted with a 3 piece suite comprising bath in tiled fitment with mixer shower over, close coupled WC, vanity unit housing hand wash basin, chrome heated towel radiator, ceramic floor and half height wall tiling.

Bedroom 3 - 11'8" x 11'5" (3.56m x 3.48m) UPVC window to front aspect, radiator, television point, picture rail.

Bedroom 4 - 11'9" x 11'5" (3.58m x 3.48m) UPVC window to front aspect, radiator, picture rail.

Outside - The property is fronted by established hedging with a slate chipped driveway and turning area, double gates give access to the rear offering more parking and giving access to the DOUBLE GARAGE 21' x 17'6" having 2 electric roller doors to front aspect, personal door to side elevation, light and power points and being plaster boarded.

The rear garden offers a raised tiled patio spanning the rear of the property, the garden is laid to a shaped lawn with low maintenance side boarder.

Timber Outbuilding this substantial out building offers the new owners numerous options, a work from home space, Gym, Bar/Entertainment room, currently split into two rooms one currently used as a home gym 16'8" x 11'5" with UPVC French doors with full height side windows wood effect flooring light and power points.

one a store room 16'6" x 4'8"

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold