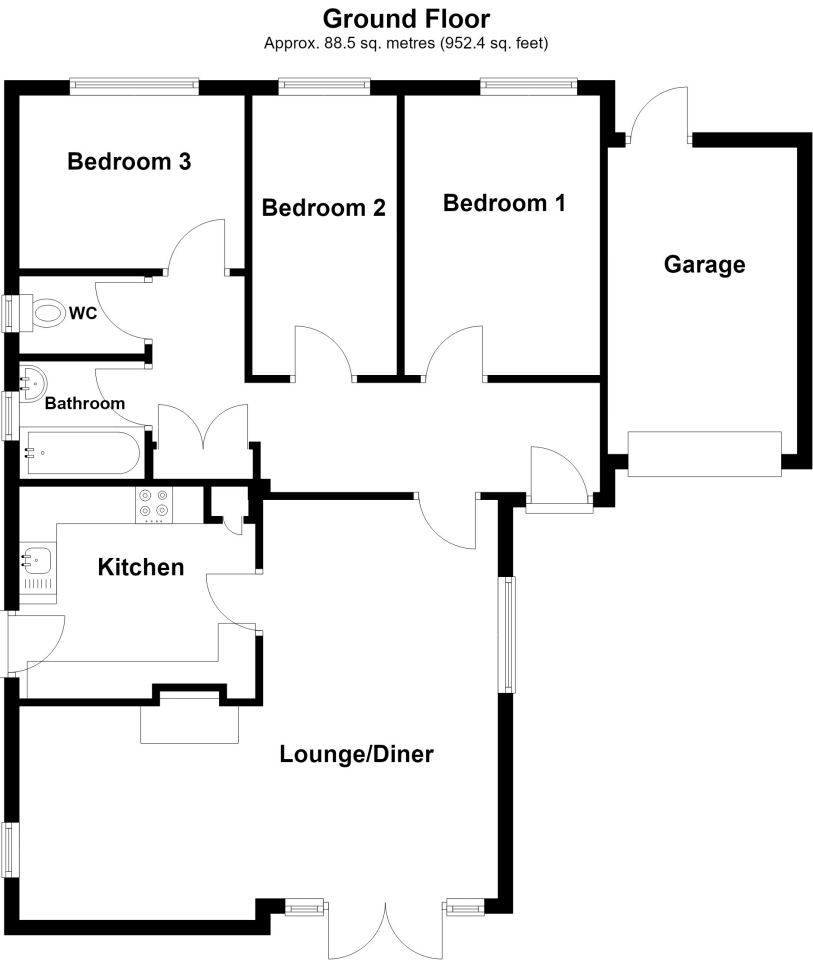


Buddleia Drive, Branston, Lincoln

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		



Total area: approx. 88.5 sq. metres (952.4 sq. feet)



26 Buddleia Drive, Branston, Lincoln, Lincolnshire, LN4

£250,000 Freehold

A spacious and well-presented three-bedroom detached bungalow, occupying an attractive plot with a mature rear garden backing onto fields, driveway and garage.

The accommodation is centred around a particularly generous lounge/diner, providing plenty of room for separate seating and dining areas, with a feature fireplace. The fitted kitchen offers a good range of units, ample worktop space and a range-style cooker.

Sought-after village of Branston | Three Bedroom Detached Bungalow | Spacious Lounge/Diner With French Doors To Garden | Modern Bathroom & Separate WC | Mature & Established Rear Garden | Driveway Parking & Single Garage



LOCATION

DESCRIPTION

ACCOMMODATION

Lounge/Diner - 19'9" x 22'9" (6.02m x 6.93m)

Kithcen - 9'7" x 10' (2.92m x 3.05m)

Bedroom 1 - 9'8" x 12'9" (2.95m x 3.89m)

Bedroom 2 - 8'9" x 9'7" (2.67m x 2.92m)

Bedroom 3 - 8'9" x 9'7" (2.67m x 2.92m)

Bathroom - 5'5" x 5'6" (1.65m x 1.68m)

WC - 5'5" x 2'6" (1.65m x 0.76m)

Agents Note - 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. These images are artificially enhanced for marketing purposes. If you have any questions, please contact us.

Please note that, these images have been enhanced by AI.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

SERVICE CHARGE

£0

GROUND RENT

£0

DIRECTIONS