



1a Kirk Road, Branston LINCOLN LN4 1FQ

welcome to

1a Kirk Road, Branston LINCOLN

Immaculate three-bedroom home situated within the sought after village of Branston with modern kitchen, spacious lounge/diner, en suite to main bedroom, enclosed rear garden and off road parking, ideally located close to amenities, schools and transport links.



An immaculate and contemporary three-bedroom family home, ideally situated within the highly sought after village of Branston, offering stylish and well-proportioned accommodation arranged over three floors. Perfectly suited to modern family living, the property benefits from a high-quality finish throughout and is conveniently located close to a range of local amenities, schooling and transport links.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom wc, a modern high gloss fitted kitchen with some integrated appliances, and a spacious lounge/diner with doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms, both served by a family bathroom. The second floor is dedicated to a superb main bedroom, complete with en suite facilities, offering a private and tranquil retreat.

Externally, the property enjoys off road parking to the front, with a pathway leading to the entrance and gated side access. The enclosed rear garden is fully fence panelled and mainly laid to lawn, complimented by a patio seating area, perfect for outdoor dining.

Branston offers excellent local amenities including shops, eateries, public houses, parks, sports clubs and a spa, making this an ideal family home in a desirable village setting.

Entrance Hall

Cloakroom Wc

Lounge / Diner

Kitchen

First Floor Landing

Bedroom Two

Bedroom Three

Second Floor Main Bedroom

En Suite

Outside



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welcome to

1a Kirk Road, Branston LINCOLN

- WELL PRESENTED & MODERN FAMILY HOME
- THREE GENEROUS BEDROOMS
- HIGH GLOSS FITTED KITCHEN
- SPACIOUS LOUNGE/DINER
- EN SUITE TO MAIN BEDROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124009 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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