



Beech Road, Branston Lincoln LN4 1PP

welcome to

Beech Road, Branston Lincoln

Spacious three bedroom detached bungalow in the sought-after village of Branston, offering generous living accommodation, modern fittings, ample off-road parking, garage and a low maintenance rear garden, ideally positioned close to local amenities.



Situated on the popular Beech Road in Branston, this spacious three bedroom detached bungalow offers well-presented and versatile accommodation throughout.

The property is entered via a welcoming entrance hall which provides access to a generous lounge, modern fitted kitchen and separate dining room, creating an excellent space for both everyday living and entertaining. The principal bedroom benefits from a dressing room and en-suite bathroom, whilst two further well-proportioned bedrooms are served by a contemporary shower bathroom.

Externally, the property enjoys ample off-road parking leading to a garage, together with a low maintenance rear garden ideal for those seeking easy outdoor upkeep. Conveniently located within easy reach of Branston's local amenities, schools and transport links, this superb bungalow is expected to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate the space and accommodation on offer.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Bedroom One

Dressing Room

En-Suite

Kitchen

Dining Room

Bedroom Two

Bedroom Three

Bathroom

Rear Entrance Porch

Garage

Front Exterior

Rear Garden



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welcome to

Beech Road, Branston Lincoln

- Detached three bedroom bungalow
- Spacious and versatile accommodation throughout
- Principal bedroom with dressing room and en-suite
- Modern kitchen, separate dining room and generous lounge
- Garage, ample off-road parking and low-maintenance rear garden

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

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124212 - 0002

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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