



Peacock Avenue, Branston

Asking Price £200,000


MARTIN&CO

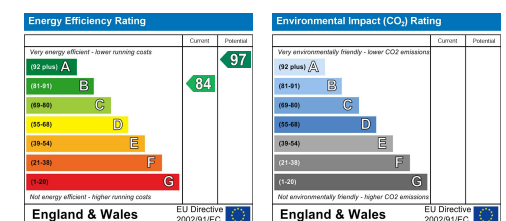
Peacock Avenue, Branston

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £200,000

- 2024 Build, Saxon Park - Cyden Homes
- NHBC Cover until 2034
- Ideal FTB or Investment Purchase
- Desirable Village Location
- Allocated Parking for Two Vehicles
- South West Facing Rear Garden
- Tenure - Freehold
- EPC Rating - B / Council Tax Band - A



Two bedroom mid-link home situated on the Cyden Homes development of Saxon Park, within the desirable village of Branston. Built in 2024 and presented to a high standard, this home comprises internally of a living room, kitchen diner with cloakroom, two double bedrooms and a bathroom. Externally offering two allocated parking bays and a South West facing rear garden.

The agent understands from the vendor that once the development is complete, a service charge to cover the maintenance of the communal green areas will come into effect of approximately £180pa. We recommend for the buyer to seek their own legal advice to satisfy themselves on this.

Branston village is located to the south of Lincoln city offering schooling and transport links into the city. Local amenities are plentiful to include a co-operative store, doctors surgery, cafes and takeaways plus the Waggon and horses pub offering homecooked food and occasional live entertainment. Locally the village offers a community college swimming pool and gym access plus further access to similar amenities within the Golf and Country club. There is a scenic woodland walk available to neighbouring village Heighington accessed via footpath nearby to the property.



Living Room

15'10" x 12'6"

PVC window and composite entrance door to the front, wood effect laminate flooring and carpeted stairs rising to the first floor with storage space below. Pendant fitting, digital Levante heating control, radiator, mains consumer unit and alarm control panel present.

Cloakroom

6'2" x 3'3"

Low level WC, pedestal wash basin, tiled flooring, radiator, spot lit ceiling and extractor.

Kitchen Diner

12'6" x 12'1" (max measurements).

Base and eye level units with a laminated work surface, matching upstand and an inset composite sink and drainer. Fitted oven, gas hob with extractor over, integrated slimline dishwasher, space for a fridge freezer with further space and plumbing for a washing machine. PVC window and door to the rear, spot lit ceiling, radiator, tiled flooring and the Ideal combination boiler is housed.

Stairs / Landing

Carpet flooring, pendant fitting, radiator and access to the loft via a hatch.

Bedroom

12'7" x 12'0"

PVC window to the front, carpet flooring, pendant fitting, digital Levante heating control, radiator and a built in wardrobe.

Bathroom

6'10" x 5'6"

Three piece suite comprising of a low level WC, vanity wash basin and a P shaped bath with thermostatic shower over. Vinyl flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom

12'7" x 8'10"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Outside

To the front are two block paved allocated bays for off road parking with an Indian sandstone pathway and gravel borders to the property entrance. Rain canopy above the front door and feature lighting.

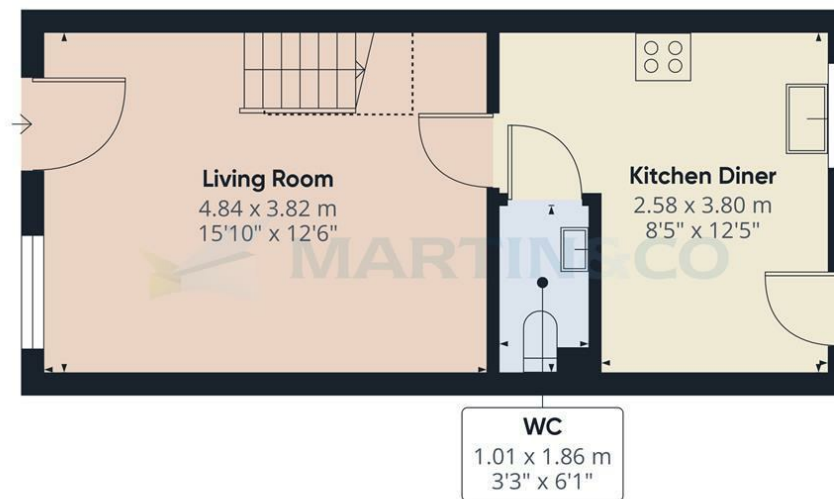
The rear boasts a fully enclosed, South West facing garden, not directly overlooked by neighbouring properties. Being mostly laid to lawn with an Indian sandstone patio area, gated side access to the shared passage and a water supply. Property includes the garden shed within the sale.

Fixtures & Fittings.

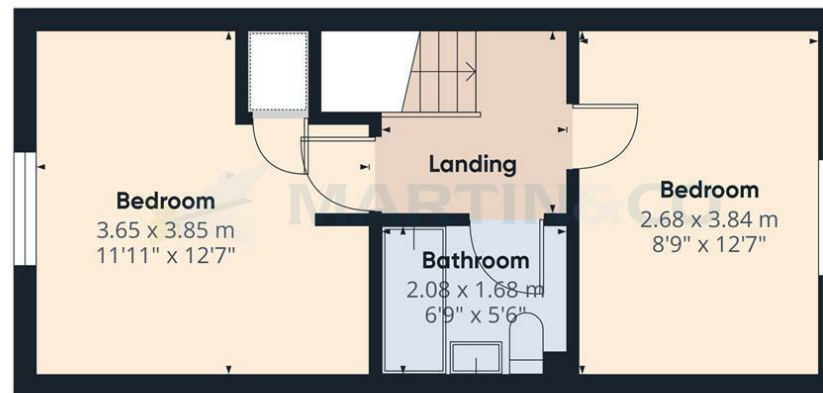
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1

Approximate total area⁽¹⁾

62.41 m²

671.78 ft²

Reduced headroom

1.31 m²

14.14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.