



Clement Close, Branston, Lincoln

£310,000


MARTIN&CO

Clement Close, Branston, Lincoln

Bungalow - Detached
4 Bedrooms, 4 Bathroom

£310,000

Date Available:
Deposit:
null

- Extended Detached Bungalow
- Four Bedrooms
- Fully Fitted Breakfast Kitchen
- Bathroom and separate Shower Room
- Lounge and Dining Room
- South East Facing Rear Garden
- Driveway Parking
- Village Location
- FREEHOLD
- EPC RATING C - COUNCIL TAX BAND C

Extended four bedroom detached bungalow, occupying a corner plot position, nestled away within a quiet cul-de-sac in the village of Branston. Deceptively spacious and makes for a must view property in order to fully appreciate the space and flexibility of living that this home has to offer.



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Comprising internally of an entrance hall, four bedrooms, bathroom and separate shower room, lounge, breakfast kitchen, dining room and a conservatory.

Branston village is located to the south of Lincoln city offering schooling, local amenities and transport links into the city.

EPC Rating - C
Council Tax Band - C
Tenure - Freehold

HALLWAY
PVC entrance door, tiled flooring, spot lit ceiling, radiator and a storage cupboard.

BEDROOM
8'3" x 7'2"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

BEDROOM
10'3" x 8'9"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

BATHROOM
9'3" x 6'11" max measurements
Low level WC, pedestal wash basin and a panel bath with shower attachment. PVC window to the side, vinyl flooring, spotlights and extractor, storage cupboard and access to the loft which is partially boarded plus lighting.

MASTER BEDROOM
14'0" x 10'9" measured to wardrobes
PVC bay fronted window, sliding mirrored wardrobes fitted, radiator, light fitting and solid wood flooring.

BEDROOM
10'1" x 9'9"
PVC window to the side aspect, laminate flooring, light fitting and a radiator.

SHOWER ROOM
8'11" x 2'10"
Fully tiled room with a low level WC, wall mounted sink and a mains fed shower cubicle. PVC window to the side, heated towel rail, spot lit ceiling and extractor.

KITCHEN/BREAKFAST ROOM
18'11" x 10'0"
Base and eye level units with solid wood worksurfaces, matching upstand and inset stainless steel sink and drainer. Fully fitted with a range of appliances to include a fridge freezer, dishwasher, washing machine, double oven, microwave and induction hob with extractor over. Tiled flooring, two radiators, ceiling lighting, PVC window and patio doors to the rear plus a further PVC door to the side.

STORE ROOM
9'11" x 4'7"
PVC window to the side aspect, vinyl flooring, radiator, pendant fitting, shelving, rails and a work surface.

LOUNGE
13'7" x 13'3"
Dual aspect with PVC windows to the side and rear, light fitting, radiator and solid bamboo flooring.



Energy Efficiency Rating		
Current	Potential	
		83
	72	

Very energy efficient - lower running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Current	Potential	

Very environmentally friendly - lower CO₂ emissions

EU Directive 2002/91/EC



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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.

