



Fairleas, Branston, Lincoln

Asking Price £235,000


MARTIN&CO

Fairleas, Branston, Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

Asking Price £235,000

- Spacious Detached Bungalow
- Open Plan Living
- Three Double Bedrooms
- Driveway Parking
- Single Garage
- Front and Rear Gardens
- Village Location
- No Onward Chain
- EPC Rating E
- Freehold / Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	46
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Three bedroom detached bungalow perfectly positioned within the much sought after village of Branston. Comprising internally of an entrance hall, spacious lounge diner, kitchen, three bedrooms, bathroom and WC. Front and rear gardens, driveway parking and a single garage. This property would benefit from a degree of modernisation. Sold with no onward chain.

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

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

ENTRANCE HALL

PVC entrance door and side panels, carpet flooring, radiator, storage cupboard, light fitting and access to the loft, Honeywell thermostatic control and a large cupboard housing the Vulcan floor standing boiler and hot water cylinder.

LOUNGE/DINER

20'8" x 17'8" max measurements

PVC bay and second PVC window to the front aspect, carpet flooring, two radiators, carpet flooring, two light fittings and a gas feature fire with hearth and surround.



BEDROOM

12'1" x 7'6"

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

BEDROOM

12'1" x 11'8"

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

BEDROOM

9'5" x 8'8"

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

BATHROOM

5'6" x 5'6"

Panel bath with head and hose attachment, pedestal wash basin, vinyl flooring, tiled walls, radiator, light fitting and a PVC window to the side.

WC

5'7" x 2'9"

Low level WC, PVC window to the side, vinyl flooring and a light fitting.

KITCHEN

10'8" x 8'10"

Base and eye level units with work surfaces and an inset stainless steel sink and drainer. Freestanding Beko cooker, tiled walls, radiator, vinyl flooring, space and plumbing for a washing machine, fluorescent light fitting, mains consumer unit and a PVC window and door to the side.

GARAGE

16'6" x 7'10"

Up and over door to the front, light and power.

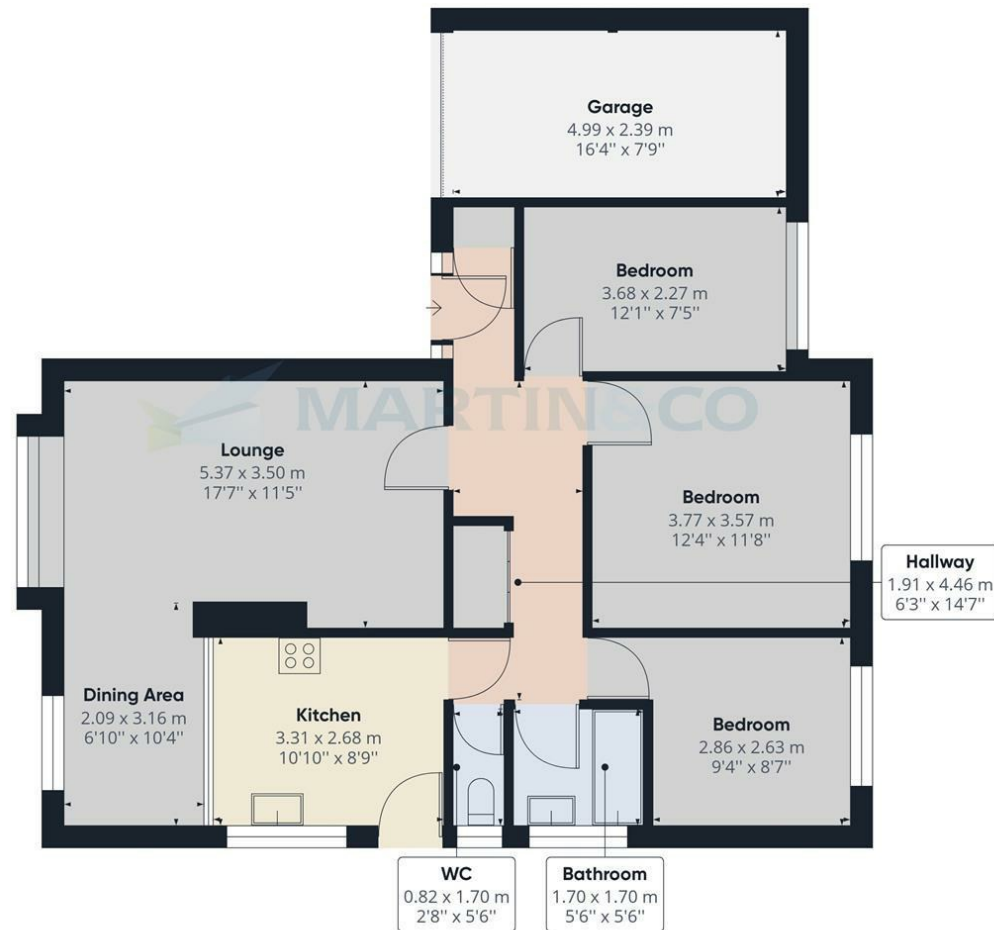
OUTSIDE

To the front is a concrete driveway suitable for off road parking, laid lawn with mature planted borders, lighting and gated access to the rear.

The rear offers a private and not overlooked garden, fully enclosed with a laid lawn and mature planted borders. Garden shed is included 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.



Approximate total area⁽¹⁾
92.14 m²
991.79 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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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.