



Goldcrest Avenue, Branston, Lincoln

£375,000


MARTIN&CO

Goldcrest Avenue, Branston,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£375,000

Date Available:
Deposit:

- Executive Detached Home
- Desirable Village Location
- Two Reception Rooms plus Study
- Utility with Cloakroom
- Breakfast Kitchen
- Four Double Bedrooms
- Two Ensuites
- Driveway Parking and Single Garage
- Tenure - Freehold / Service Charge - £215.90PA
- EPC Rating - B / Council Tax Band - E

Executive four bedroom detached family home, nestled within the highly desirable village of Branston. This larger than average property, built in 2018, comprises internally of two reception rooms, study, utility with cloakroom and a breakfast kitchen, four bedrooms, two ensuites and a bathroom.



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

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Tenure - Freehold
Service Charge - £215.90PA

Entrance Hall
Composite front door with wood effect laminate flooring, light fittings, radiator and Honeywell boiler control. Stairs rising to the first floor.

Study
9'4" x 6'3"
PVC window to the front, wood effect laminate flooring, radiator and a light fitting. Storage cupboard housing the mains consumer unit.

Dining Room
10'8" x 9'7"
Currently used as a play room. PVC window to the front, carpet flooring, radiator and a light fitting.

Utility Room
6'0" x 5'6"
Base level units with laminated work surface and matching upstand, inset stainless steel sink and drainer, space and plumbing for a washing machine and separate tumble dryer. Vinyl flooring, radiator, light fitting and extractor.

Cloakroom
5'7" x 3'1"
Concealed cistern WC with wall mounted wash basin, vinyl flooring, heated towel rail, PVC side window, light fitting and extractor.

Living Room
15'8" x 13'5"
PVC French doors with side panels to the rear aspect, wood effect laminate flooring, light fitting, radiator and a media wall housing the electric feature fire.

Breakfast Kitchen
14'3" x 12'7"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted to include a double oven, five ring gas hob with extractor over, integrated fridge freezer and dishwasher. PVC French doors to the rear, anthracite vertical radiator, Ideal central heating boiler housed, wood effect laminate flooring, PVC side window, under unit feature lighting, spot lit ceiling and extractor.

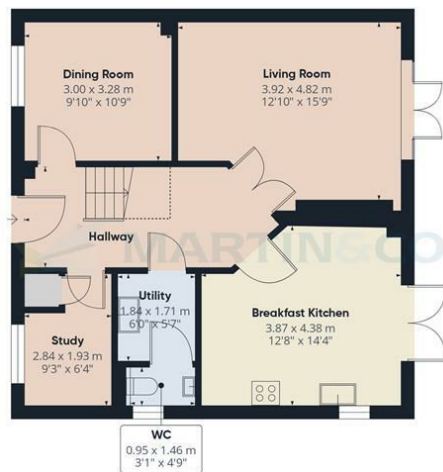
Stairs / Landing
Carpet flooring, light fittings, radiator, access to the loft and an airing cupboard housing the hot water cylinder.

Bedroom
12'9" x 10'7"
PVC window to the rear, carpet flooring, radiator, light fitting, Honeywell boiler controls and fitted sliding wardrobes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
140.5 m²
1512 ft²

Reduced headroom
1.4 m²
16 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

