# Church Lane, Brant Broughton, Lincoln

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OLIVER REILLY

# Church Lane, Brant Broughton, Lincoln

## Guide Price £280,000 - £280,000

- GENEROUS SEMI-DETACHED HOME
- TWO RECEPTION ROOMS & CONSERVATORY
- ATTRACTIVE MODERN KITCHEN & SHOWER ROOM
- BEAUTIFUL UNSPOILED REAR OUTLOOK
- EXCELLENT CONDITION THROUGHOUT
- THREE WELL-PROPORTIONED BEDROOMS
- POPULAR VILLAGE. CLOSE TO MAIN ROAD LINKS
- LARGE FRONT & SOUTH FACING REAR GARDEN
- MULTI-CAR DRIVEWAY & CARPORT
- NO CHAIN! Tenure: Freehold. EPC 'E'

GUIDE PRICE £270,000 - £280,000 HOME IS WHERE THE HEART IS..!
There truly is MORE THAN MEETS THE EYE... Inside this substantial semi-detached home. Occupying a magnificent 0.12 of an acre PRIVATE plot. Hosting a wealth of warm and welcoming possibilities.
This highly regarded home has been presented to a VERY HIGH STANDARD and showcases a spacious internal layout comprising: Entrance porch, inner reception hall, an eye-catching contemporary kitchen, through to a separate dining room, large living room and a lovely conservatory. The first floor landing hosts a STYLISH SHOWER ROOM and THREE EXCELLENT SIZED BEDROOMS, all of which boasts FITTED WARDROBES.
Externally, the front aspect is greeted via an EXTENSIVE MULTI-CAR DRIVEWAY, with carport, external W.C and a lovely front garden, which could be utilised into additional parking options. if required.
You'll be IN AWE OF THE WONDERFUL SOUTH FACING REAR GARDEN. Beautifully maintained yet full of scope to make your own. Hosting sufficient SPACE FOR A SIZEABLE EXTENSION. Subject to planning approvals. The property enjoys an enviable and UNSPOILED OUTLOOK BEHIND, over local greenery. Emphasizing the high-degree of privacy and TRANQUILITY... IN ABUNDANCE!
Additional benefits of this homely family-sized residence include uPVC double glazing throughout and oil fired central heating.
VILLAGE LIFE AWAITS...! Step inside and gain a full sense of appreciation for the superb condition, exciting potential and fabulous setting of this well-rounded home. Marketed with **NO ONWARD CHAIN!!**.

**ENTRANCE PORCH:** 3'7 x 1'9 (1.09m x 0.53m)
Accessed via an obscure uPVC double glazed front door. Giving access into the reception hall.

**INNER ENTRANCE HALL:** 12'5 x 6'6 (3.78m x 1.98m)
Accessed via and obscure external door. The inviting hallway provides carpeted flooring, a ceiling light fitting, smoke alarm, PIR alarm sensor, single panel radiator, carpeted stairs with open-spindle balustrade and handrail rising to the first floor with under-stairs storage cupboard and a uPVC double glazed window to the front elevation. Access into the contemporary kitchen

**CONTEMPORARY KITCHEN:** 12'7 x 10'5 (3.84m x 3.18m)
Providing ceramic tiled flooring. The complementary modern cream shaker-style kitchen provides a range of fitted wall, drawer and base units with patterned, flat-edge laminate work surfaces over and medium height wall tiled splash-back's. Inset, 1.5 double white ceramic sink with chrome mixer tap and drainer. Freestanding AGA. Integrated medium height electric oven with separate five ring gas hob. Integrated under-counter fridge. Under-counter plumbing/provision for a washing machine. Central ceiling light fitting, coving. Sufficient space for dining table and chairs. uPVC double glazed window to the side and rear elevation. An open archway leads into the separate and equally spacious dining room.

**DINING ROOM:** 13'5 x 10'1 (4.09m x 3.07m)
A sizeable multi-purpose reception room. Providing carpeted flooring, a large double panel radiator two ceiling, light fittings, coving, PIR alarm sensor, two wall light fittings, wall mounted alarm control panel, uPVC double glazed window to the rear elevation. Obscure uPVC double glazed front and side doors give access to the carport and into the garden respectively.

**LARGE LIVING ROOM:** 17'2 x 13'8 (5.23m x 4.17m )
A generously proportioned reception room. Providing carpeted flooring, two ceiling roses with light fittings, two single panel radiators, TV/telephone connectivity point, dado rail and a central feature fireplace. Housing an inset (Calor) gas fire with raised hearth and decorative stone-effect surround. uPVC double glazed window to the front elevation, uPVC double glazed sliding doors open into the conservatory. Max measurements provided.

**CONSERVATORY:** 11'5 x 9'9 (3.48m x 2.97m)
Of part brick and uPVC construction with a pitched poly-carbonate roof. Ceiling fan with light fitting. Multi-coloured ceramic tiled flooring. A range of double power sockets. uPVC double glazed windows to the side and rear elevation. A uPVC double glazed side door gives access onto the paved patio, in addition to the uPVC double glazed French doors to the rear elevation.

**FIRST FLOOR LANDING:** 10'3 x 3'8 (3.12m x 1.12m)
Providing carpeted flooring, an open-spindle balustrade and handrail, ceiling light fitting and a uPVC double glazed window to the front elevation. Access into the shower room and all three WELL-PROPORTIONED bedrooms, via original hardwood doors.

**MASTER BEDROOM:** 13'8 x 10'3 (4.17m x 3.12m)
A spacious principle DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator, extensive fitted wardrobes with draw and base units beneath. uPVC double glazed window to the rear elevation, overlooking the SOUTH FACING garden, with unspoiled open-outlook behind. Max measurements provided.

**BEDROOM TWO:** 12'8 x 10'3 (3.86m x 3.12m)
An additional DOUBLE BEDROOM. Providing extensive fitted wardrobes, a range of drawer units, ceiling light fitting, single panel radiator, TV connectivity point and a uPVC double glazed window to the rear elevation, overlooking the SOUTH FACING garden and a delightful unspoiled outlook. Max measurements provided.

**BEDROOM THREE:** 10'4 x 6'9 (3.15m x 2.06m )
A well-appointed bedroom with carpeted flooring, a ceiling light fitting, single panel radiator, extensive fitted wardrobes with draw and base units. uPVC double glazed window to the front elevation. Max measurements provided.

**FAMILY SHOWER ROOM:** 6'10 x 5'8 (2.08m x 1.73m)
Of eye-catching modern design. With laminate flooring, a walk-in shower cubicle with electric shower facility, handheld shower-head, additional rainfall effect shower head and floor to ceiling wall tiling behind. Low-level W.C with push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Complementary modern floor to ceiling grey wall tiling, anthracite grey heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the front elevation.

**CARPORT:** 18'8 x 10'2 (5.69m x 3.10m)
With sufficient car parking space. An outside tap, external lighting, access into the external W.C and to the front entrance door. Providing great potential to be utilised into a garage or further living space. Subject to relevant approvals.

**EXTERNAL W.C:** 6'6 x 2'8 (1.98m x 0.81m)
Accessed via an external uPVC door. With tiled flooring, a low level W.C and wash hand basin with wall tiled splash-backs. Ceiling light fitting, electrical RCD consumer unit and a uPVC double glazed window to the front elevation.

**EXTERNALLY:**
The property occupies a magnificent 0.12 of an acre private plot. The front aspect provides dropped kerb vehicular access onto an extensive MULTI-CAR TANDEM DRIVEWAY. Via a five-bar gate, leading down to a carport. A concrete pathway leads to the entrance porch. The established and well-maintained front garden is laid to lawn, with a range of mature shrubs and bushes.
A secure right sided timber gate opens into the WELL-APPOINTED and BEAUTIFULLY MAINTAINED SOUTH FACING REAR GARDEN. Predominantly laid to lawn with a central paved pathway and a substantial paved seating area. Directly from the dining room and French doors in the conservatory. There is hard-standing and provision for a metal garden shed. An outside light, cold water tap, fully fenced side and rear boundaries. Enjoying an unspoiled open-outlook behind.

**Services:**
Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating via a 'RAYBURN' boiler, an alarm system and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,142 Square Ft.**
Measurements are approximate and for guidance only.

**Tenure: Freehold.**
Sold with vacant possession on completion.

**Local Authority:**
North Kesteven District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'E'**
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Brant Broughton**
The charming Lincolnshire village of Brant Broughton is situated approximately 8 miles East of the historic market town of Newark-on-Trent. There is ease of access onto the A17, which provides direct access to Sleaford and Lincoln. The village itself has a popular local pub 'THE GENEROUS BRITON', providing excellent food and drink. There are popular local shops available in neighbouring villages and an on-hand post office every Wednesday morning. There is also a highly regarded primary school. The village also falls in the catchment area for a variety of excellent grammar schools.

**Viewing Arrangements:**
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

E
W

GROUND FLOOR

1ST FLOOR

OLIVER REILLY

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |

**England & Wales** EU Directive 2002/91/EC

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