



Stonelea Close, Branston, Lincoln

2 1 2 tbc

OLIVER REILLY



# Stonelea Close, Branston, Lincoln

Guide Price £210,000 - £220,000

- SUPERB EXTENDED SEMI-DETACHED HOME
- POPULAR & WELL-SERVED VILLAGE LOCATION
- STYLISH MODERN KITCHEN & SHOWER ROOM
- EXTENSIVE DRIVEWAY FOR A RANGE OF VEHICLES
- NEW WINDOWS IN THE PAST 5 YEARS & NEW BOILER
- TWO DOUBLE BEDROOMS
- GENEROUS OPEN-PLAN LIVING/ DINING SPACE
- WELL-APPOINTED REAR GARDEN WITH RURAL OUTLOOK BEHIND
- QUIET & CONVENIENT CUL-DE-SAC SETTING
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £210,000 - £220,000. THE PERFECT PLACE TO CALL HOME!!!.

Set your sights on this **HUGELY IMPRESSIVE** and cleverly **EXTENDED** semi-detached home. Occupying an appealing and peaceful cul-de-sac position, lying in the heart of the popular and well-served village of Branston.

If you're looking for a **HOME TO BE PROUD OF**...Then look no further!!.. This tastefully designed and **SIGNIFICANTLY ENHANCED** residence has the benefit of new windows, installed in the last 5 years and a new boiler, installed in 2024.

In addition to the vast array of improvements, this attractive home boasts an excellent and **FREE-FLOWING** internal layout, comprising: Entrance hall, a generous lounge **OPEN-PLAN** through to a spacious dining room and a **STYLISH MODERN KITCHEN**.

The first floor landing hosts a **STUNNING CONTEMPORARY SHOWER ROOM** and two great sized bedrooms. The bay-fronted master bedroom is enhanced by **FITTED WARDROBES**.

Externally, you'll **FALL IN LOVE** with the size of the highly private rear garden. Promoting a perfect external escape and scope for you to make your own! The **WONDERFUL UNSPOILED RURAL OUTLOOK** behind is truly captivating and set to be appreciated, all year round.

The front aspect boasts an **EXTENSIVE BLOCK PAVED DRIVEWAY**, with scope to adapt the front garden and create further parking options, if required.

Additional benefits of this **STRIKING & SPACIOUS SEMI** include uPVC double glazing throughout and gas fired central heating.

A **WONDERFUL OPPORTUNITY AWAITS!!** It's time to get your foot on the ladder! Marketed with **\*\*NO ONWARD CHAIN!!\*\***.



**ENTRANCE HALL:** 3'6 x 2'7 (1.07m x 0.79m)

**LARGE LOUNGE:** 14'4 x 12'6 (4.37m x 3.81m)  
Max measurements provided.

**OPEN-PLAN DINING ROOM:** 14'4 x 7'10 (4.37m x 2.39m)

**STYLISH MODERN KITCHEN:** 13'2 x 7'8 (4.01m x 2.34m)

**FIRST FLOOR LANDING:** 5'2 x 3'4 (1.57m x 1.02m)

**MASTER BEDROOM:** 12'10 x 11'1 (3.91m x 3.38m)

**BEDROOM TWO:** 8'7 x 8'1 (2.62m x 2.46m)

**SUPERB CONTEMPOARY SHOWER ROOM:** 6'0 x 5'6 (1.83m x 1.68m)

**EXTERNALLY:**  
This eye-catching home occupies a delightful position, in a quiet, yet convenient cul-de-sac. The front aspect provides dropped kerb vehicular access onto an **EXTENSIVE BLOCK PAVED DRIVEWAY**. Ensuring off-street parking for numerous vehicles. The front garden is laid to lawn with a mature hedge-row. Access to the composite front entrance door, with external up/ down light. The right side aspect provides a secure wooden personal gate, opening into the **WELL-APPOINTED** and **HIGHLY PRIVATE** rear garden. Predominantly laid to lawn, with partial planted borders, two established Silver Birch trees, a large garden shed, outside tap and an external security light. There are fully fenced side and rear boundaries. The garden is hugely enhanced by its **CAPTIVATING** and **UNSPOILED** rural outlook behind. Enhancing the peace and privacy all year round.





#### **EPC: Energy Performance Rating: 'tbc'- On Order**

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.

#### **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.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed in 2024 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: 710 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 'B'**

#### **Local Information & Amenities: Branston**

The hugely popular and well-served village of Branston is situated South of the historic Cathedral City of Lincoln. Boasting a wide array of amenities, including a highly regarded Primary School and Secondary School. A Co-op food store, a variety of cafe's, Doctors surgery, Pharmacy, Branston Hall Spa retreat, a hairdressers, takeaways and the Waggon and Horses public house. The village is perfectly positioned for ease of access to the City of Lincoln, approximately 5 miles away, with a direct bus route into the City Centre. The village is well-served by the new Eastern Bypass, providing easy access to the North of Lincoln and beyond.

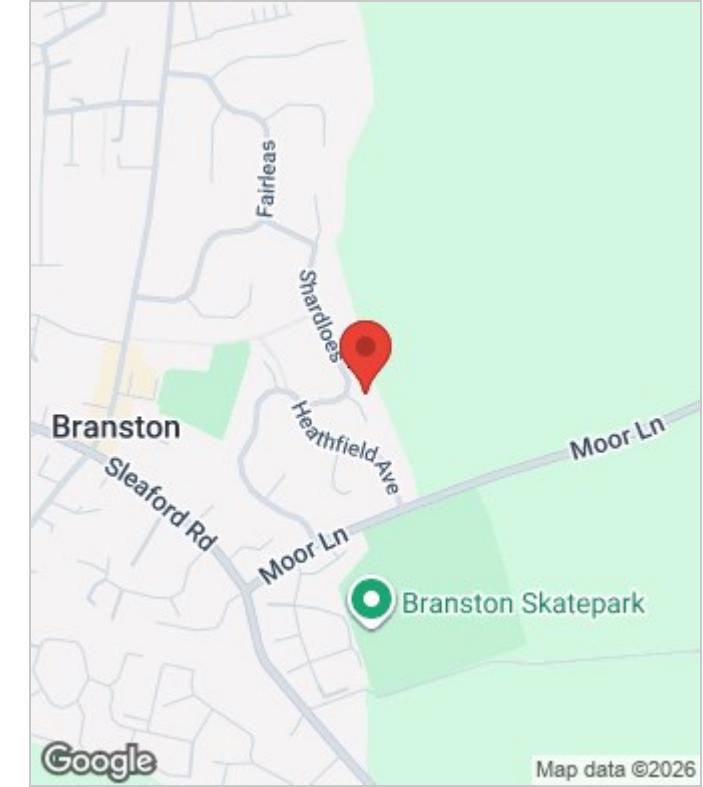
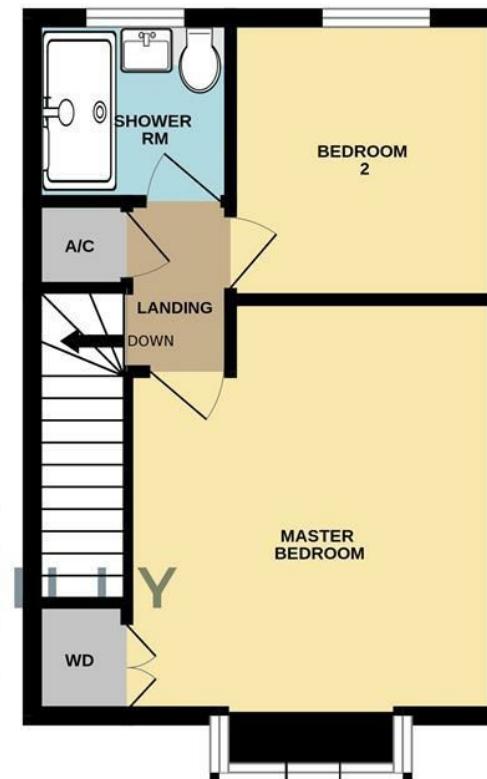




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

