



Melrose, Maltkiln Lane, Brant Broughton, Lincoln

 3  1  2  C

 OLIVER REILLY



# Melrose, Maltkiln Lane, Brant Broughton, Lincoln

Guide Price £375,000 - £395,000

- SPACIOUS DETACHED BUNGALOW
- CHARMING SEMI-RURAL VILLAGE
- LARGE BOW-FRONTED LOUNGE
- GENEROUS 0.24 ACRE PLOT
- LOVELY NON-ESTATE POSITION
- THREE BEDROOMS
- CONTEMPORARY DINING KITCHEN
- MODERN BATHROOM & W.C
- DOUBLE GARAGE & SWEEPING DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C' (76)

Guide Price: £375,000 - £395,000. LOCATION! LOCATION!! LOCATION!!!

Take a look at MARVELLOUS MELROSE!... Occupying an enviable 0.24 of an acre private plot, with a wonderful non-estate setting. Situated in the heart of the delightfully charming semi-rural village of Brant Broughton. This terrific detached bungalow enjoys a spacious and contemporary design, with a free-flowing internal layout, comprising: Entrance porch, Inner reception hall, large dual-aspect bow-fronted lounge, modern OPEN-PLAN dining kitchen, THREE WELL-PROPORTIONED bedrooms. Two of which have fitted wardrobes. There is a modern bathroom and separate W.C. Externally, the bungalow is hugely complemented by its magnificent wrap-around plot. The extensive front garden hosts a sweeping gravelled driveway, with access into an attached double garage. Providing an electric up/ over garage door, power and lighting. Offering exciting scope to be utilised into additional living accommodation, if required. Subject to relevant approvals. There is great opportunity for the freedom of a separate detached garage to be constructed (STP). The well-maintained, wall-enclosed rear garden holds a lovely seating area, with an external boiler and access into the integrated outside store. Further benefits of this warm and welcoming home include uPVC double glazing, OWNED solar panels to the front elevation, with 4KW battery storage system, a positive energy efficiency rating (EPC: C) and oil-fired central heating. Step inside and gain a full sense of appreciation... This warm and welcoming residence is set to leave a lasting impression!



**ENTRANCE PORCH:** 5'1 x 3'1 (1.55m x 0.94m)

Accessed via hardwood double doors, with tiled flooring and exposed brick walling. Access into the inner reception hall, via a secure uPVC external door, with side-by side obscure windows to the front elevation.

**RECEPTION HALL:** 10'6 x 6'1 (3.20m x 1.85m)

An inviting entrance space. Providing laminate flooring, double panel radiator, ceiling light fitting, smoke alarm, telephone point and wall mounted central heating thermostat. Access into the dining kitchen, inner hallway and lounge.

**DUAL-ASPECT LOUNGE:** 21'4 x 11'7 (6.50m x 3.53m)

A generous reception room with feature, uPVC double glazed bow-window to the front elevation. Providing carpeted flooring, two double panel radiators and two ceiling light fittings. TV point. Feature fireplace houses an inset fire with raised hearth and decorative surround. uPVC double glazed window to the side elevation. Access into the open-plan dining kitchen.

**OPEN-PLAN DINING KITCHEN:** 28'8 x 8'1 (7.52m x 2.46m)

Of contemporary design. Providing laminate flooring. Sufficient dining space with a uPVC double glazed window to the side elevation and a double panel radiator. The modern fitted kitchen hosts a range of grey wall and base units with laminate roll-top work surfaces over. Inset 1.5 bowl stainless steel sink with drainer and flexi-spray mixer tap. Integrated dishwasher. Freestanding 'FLAVEL' dual-fuel range-style cooker (included in the sale) and freestanding fridge freezer. Under counter plumbing/ provision for a washing machine and tumble dryer. Recessed ceiling spotlights, extractor fan. uPVC double glazed window to the rear elevation. A secure hard wood stable door gives access into the garden. Internal access into the hallway.

**INNER HALL:** 16'3 x 2'7 (4.95m x 0.79m)

Open-plan from the reception hall. Providing continuation of the laminate flooring, a ceiling light fitting and two fitted storage cupboards. One of which houses the electrical RCD consumer unit. Access into all three bedrooms, the W.C and bathroom.

**CONTEMPORARY BATHROOM:** 6'10 x 6'1 (2.08m x 1.85m)

Of stylish modern design. Providing tiled flooring, a panelled bath with chrome mixer tap and mains shower facility, with wall-mounted clear glass shower screen. Ceramic wash hand basin with chrome mixer tap, inset to a double fitted vanity storage unit. Chrome heated towel rail. Complementary floor to ceiling modern tiled splash backs. Ceiling light fitting, extractor fan and obscure uPVC double glazed window to the rear elevation.

**SEPARATE W.C:** 6'10 x 2'4 (2.08m x 0.71m)

Of contemporary finish. Providing tiled flooring. A low-level W.C with integrated push button flush. Ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit. Chrome heated towel rail. Ceiling light fitting, and obscure uPVC double glazed window to the rear elevation.

**MASTER BEDROOM:** 12'1 x 10'0 (3.68m x 3.05m)

A generous DOUBLE bedroom. Providing carpeted flooring, a ceiling rose with light fitting, double panel radiator and extensive fitted wardrobes, the full length of the room. uPVC double glazed window to the side elevation. Max measurements provided up to fitted wardrobes.





#### 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 Steaford and Lincoln. The village itself has a popular local pub 'THE GENEROUS BRITON' Providing excellent food and drink. 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.

#### BEDROOM TWO:

11'10 x 9'1 (3.61m x 2.77m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator, fitted wardrobe and two wall cupboards. uPVC double glazed window to the side elevation.

#### BEDROOM THREE:

13' 11 x 6' 6 (3.96m 3.35m x 1.98m)

A well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and uPVC double glazed window to the side elevation. Max measurements provided.

#### ATTACHED DOUBLE GARAGE:

18'10 x 15'10 (5.74m x 4.83m)

Accessed via an electric up/ over garage door. Providing power, lighting, a cold water tap, access to the solar panel manifest, with a separate RCD consumer unit. Loft hatch access point, with lighting. Which is very well-proportioned, with scope to be adapted. Subject to approvals. Hard wooden single glazed window to the rear elevation. Hard wood personal access door to the rear elevation, gives access onto a paved pathway into the garden.

#### EXTERNALLY:

The bungalow enjoys a quiet non-estate position, in the heart of the village. Standing on an enviable 0.24 of an acre private plot. The front aspect is greeted by an extensive sweeping gravelled driveway. Allowing ample off street parking, with access into the double garage. The front garden is of an excellent proportion. Predominantly laid to lawn. Surrounded by a range of established, plants, shrubs and trees. The wrap-around plot allows access via the left and side aspects, with crazy-paving. The rear garden is laid to lawn, with established planted borders, a paved patio and raised plant beds. There is an (un-connected) outside tap, external oil-fired boiler, oil tank, external store and three outside lights. There are high-level wall enclosed side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, via an external boiler. OWNED solar panels to the front roof elevation 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.

#### Solar Panels:

There are approximately 10 solar panels to the front roof elevation of the bungalow. Providing a 4KW battery storage system, with excess solar energy feedback to the National Grid. These are OWNED outright. For additional information, please speak to the agent.

#### Approximate Size: 1,310 Square Ft.

Measurements are approximate and for guidance only. This includes the attached double garage.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

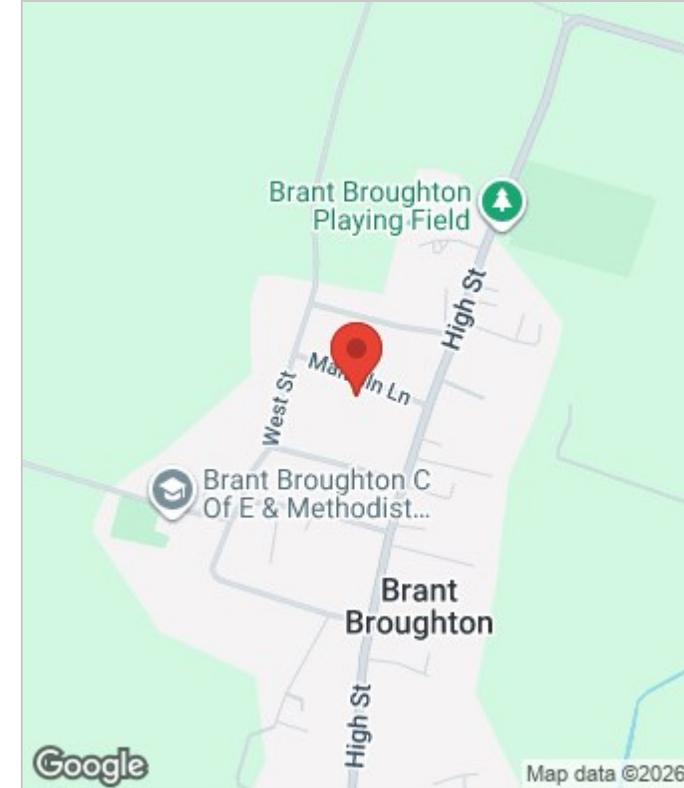
North Kesteven District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'C' (76)







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	