



170 Lincoln Road
Branston

MOUNT & MINSTER



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Branston

A stunning detached family residence within the popular village of Branston with open field views.

- Detached three storey residence
 - High quality finish
 - Four reception rooms
- Bespoke cabinetry open plan kitchen/breakfast room
 - Utility
 - Six double bedrooms
 - Five bathrooms
 - Gated access
 - Open field views
- Detached double garage with scope for ancillary accommodation



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INTRODUCTION

This impressive detached residence with accommodation spread over three floors has stunning far reaching open field views. The property has been extended and refurbished to a high standard throughout including bespoke cabinetry, cornicing, ceiling roses, along with feature paneling and exposed beamwork, along with oak doors, oak parquet flooring and underfloor heating.

The accommodation briefly comprises entrance hall, study, shower room, a generous utility with laundry chute, snug with log burning stove, kitchen breakfast room with bespoke cabinetry and an impressive vaulted ceiling with full height windows and bi-fold doors that frame the stunning view and provide access out on the patio and garden, links through into the dining room with beautiful feature exposed brickwork making this a fantastic entertaining space. A living room with Oak parquet flooring with wood burning stove, concludes the first floor.

To the second floor there are four bedrooms, two of which have en-suites along with a family bathroom. To the third floor there are a further bathroom and two double bedrooms one of which has built in wardrobes.

LOCATION

This hugely sought after location boasts a large range of facilities including a medical centre, public house, Co-op, post office, restaurants, a village hall, church, tennis club, bowling club and a fitness centre with a swimming pool. The village boasts an Infant School, Junior School and Secondary Academy. Branston is located six miles away from Lincoln which is home to two well-regarded universities, a fantastic entertainment district, a wealth of bars and restaurants and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London.

SCHOOLS

Schooling at primary and secondary level and a regular bus service to and from Lincoln city centre.





OUTSIDE

To the front of the property there is a in and out driveway both with automated electric gates, a gravel driveway provides ample off road parking and leads to the rear of the property where there is a detached double garage with scope for ancillary accommodation above.

To the rear there is a patio that wraps around the side and rear of the property, The garden is primarily laid to lawn with open field views.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: E

North Kesteven District Council

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

PARTICULARS

Drafted and photographs taken following clients' instructions of July 2025.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

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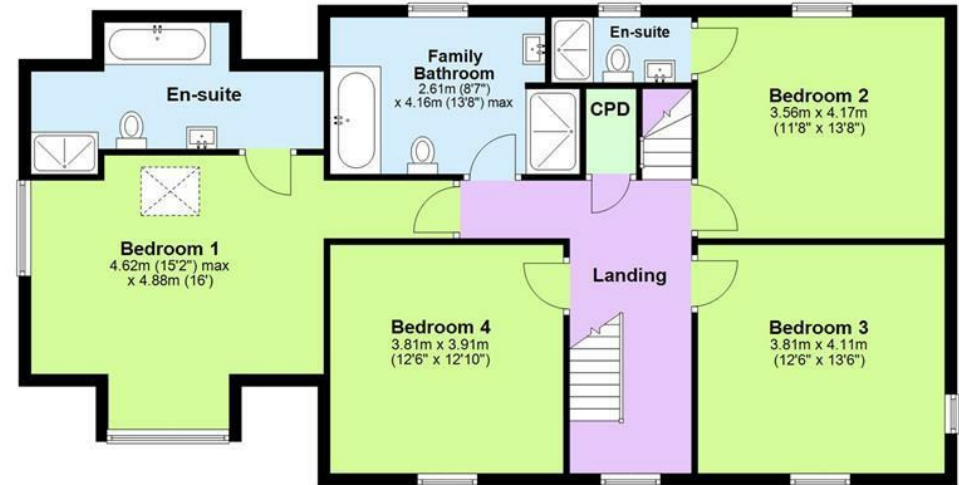




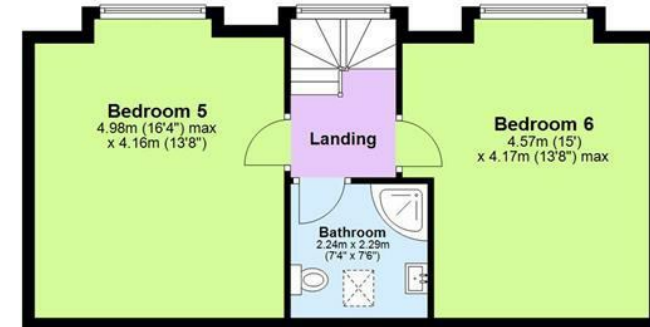
Ground Floor
Approx. 183.1 sq. metres (1971.1 sq. feet)



First Floor
Approx. 127.5 sq. metres (1372.8 sq. feet)



Second Floor
Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 359.9 sq. metres (3874.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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