



120A, High Street
Brant Broughton, Lincoln, Lincolnshire, LN5 0SA

Offers Over
£550,000

4 Bedroom Detached House

- Freehold
- 2400sqft Detached Family Home
- 4 Double Bedrooms
- Gravelled Driveway
- Spacious Living Room & Log Burning Stove
- Stunning Open Plan Kitchen
- Idyllic village location
- Bathroom & 2 En Suites
- Private Gardens
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 120A, High Street, Brant Broughton, Lincoln, Lincolnshire, LN5 0SA](#)



Overview

At over 2400sqft, this executive four-bedroom detached home is pleasantly situated within the sought-after Lincolnshire village of Brant Broughton. This deceptively spacious modern home offers a blend of contemporary comfort and practical living spaces with the added comfort of underfloor heating to the ground floor.



Upon entering, you are welcomed into a generous Entrance Hallway, bathed in natural light and featuring bespoke fitted storage. The Living Room stretches from front to back, offering a dual aspect and a cosy log-burning stove, perfect for relaxing evenings. A former garage has been professionally converted into a versatile Family/Play Room, complemented by an adjacent practical Study. The heart of the home is undoubtedly the stunning open-plan Kitchen Dining Room. This space boasts a centre island, ideal for entertaining, a range of fitted appliances, and stylish units. French doors open into the garden, and there is convenient access to a Utility Room and a WC. Upstairs, the first floor benefits from a generous landing that offers space for a second study area or a reading nook. The Family Bathroom serves all Four Bedrooms, two of which have En-Suite facilities.

Outside, the home is centrally positioned within the village, accessible via a shared gravelled driveway. There is ample off-road parking and space for a workshop or shed. The enclosed rear gardens wrap around the home, featuring a paved patio area, external lighting, and perimeter fencing, providing a perfect outdoor retreat. This property combines modern amenities with a charming village location, making it an ideal family home.

Agents Note - In accordance with the Estate Agents Act 1979 it should be noted that the vendor is a relative of an employee of the company Pygott & Crone and a personal interest is hereby declared.

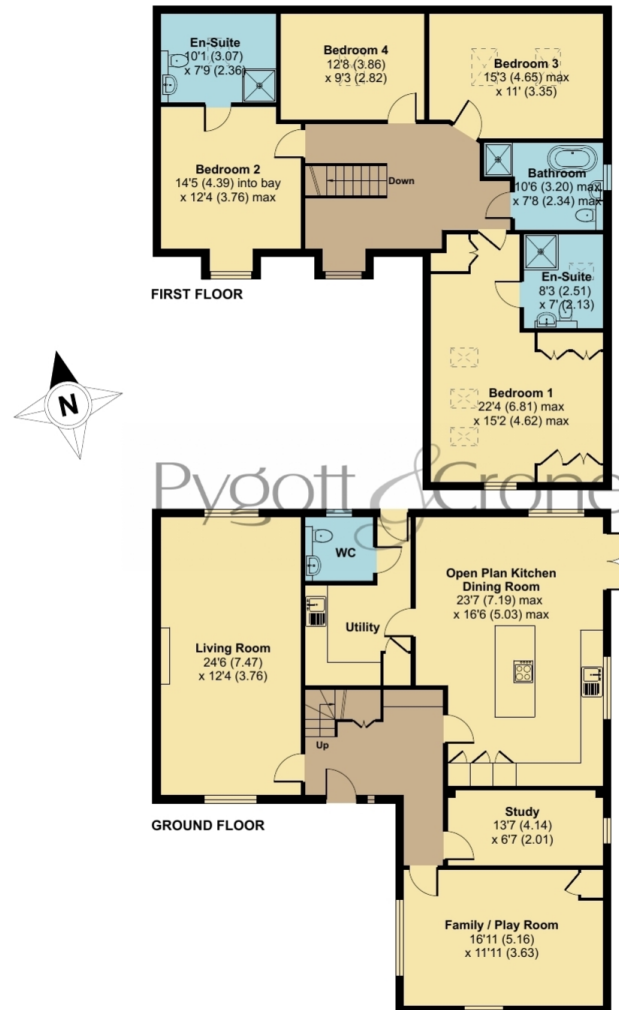




High Street, Brant Broughton, Lincoln, LN5

Approximate Area = 2404 sq ft / 223.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Pygott & Crone. REF: 1131578



Location



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and icons are overlaid on the image.

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