



9 Memorial Gardens
Branston, Lincoln, Lincolnshire, LN4 1FR

£270,000

3 Bedroom Detached House

- Freehold
- Detached Family Home
- Allocated Parking & Garage
- 3 Bedrooms
- Modern Kitchen Diner
- Family Bathroom & En-Suite
- Highly Sought After Village Location
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 9 Memorial Gardens, Branston, Lincoln, Lincolnshire, LN4 1FR](#)



Overview

Pygott and Crone are delighted to present this Three Bedroom Detached Family Home pleasantly situated within the sought after village of Branston with a garage.

The immaculately presented property is light and spacious throughout with the accommodation briefly comprising: entrance hall, downstairs WC, lounge, kitchen/diner, family bathroom and three generous bedrooms with the main bedroom benefitting from En-Suite facilities. Externally, property benefits from a fully enclosed rear garden which is mainly laid to lawn with a patio area ideal for seating as well as allocated off road parking and a single garage located under a coach house. Early internal viewing is strongly recommended to appreciate this property in full.

Branston is a popular village located approximately four miles from the Cathedral City of Lincoln and has a plethora of amenities itself including excellent schooling, green spaces and food outlets just to name a few.

Agent's Note: With the garage being located under a coach house, it is on a separate Leasehold title. The property itself is Freehold.





Memorial Gardens, Branston, Lincoln, LN4

Approximate Area = 1092 sq ft / 101.4 sq m
 Garage = 170 sq ft / 15.8 sq m
 Total = 1262 sq ft / 117.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1332330



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







Pygott & Crone | Platinum Trusted Service Award 2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott Plus⁺

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use

A smartphone displaying the Pygott Plus+ login interface. The screen shows the text "Welcome to Pygott Plus+", a large plus sign, and input fields for "Email address" and "Password", with a "Login" button at the bottom.

Houses. Homes. Harmony.



9 Memorial Gardens, Branston
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

01522 568822