



20 Wisteria Avenue  
Branston, Lincoln, Lincolnshire, LN4 1QB

Offers Over  
£230,000

## 2 Bedroom Bungalow

- Freehold
- 2 Bedroom Bungalow
- Spacious Kitchen Diner
- Garage & Block Paved Driveway
- Private rear garden
- No onward chain
- Highly Sought After Location
- Generous Conservatory
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 20 Wisteria Avenue, Branston, Lincoln, Lincolnshire, LN4 1QB](#)



## Overview

Pygott and Crone are pleased to offer for sale this well-maintained and thoughtfully adapted two-bedroom bungalow, ideally located in the highly sought-after village of Branston. Originally constructed as a three-bedroom home, the layout has been altered to create a more spacious and practical living arrangement. The property is offered with no onward chain.

The accommodation comprises a welcoming entrance hallway, a spacious lounge, kitchen diner leading to a spacious conservatory, shower room with a separate WC, utility room and two well-proportioned bedrooms.



Outside, the property features a block-paved driveway providing ample off-road parking, which leads to a garage fitted with an electric fob-controlled door. The rear garden is private and low maintenance with artificial lawn, offering a peaceful outdoor space to enjoy.

Branston is a popular village located approximately four miles south of Lincoln, offering a wide range of local amenities including a Co-op, shops, schools, and medical facilities. Nearby villages such as Heighington and Washingborough provide additional services, while Lincoln city centre offers high street shopping, leisure facilities, cultural attractions, and excellent transport links. The historic Uphill area, home to Lincoln Cathedral and Castle, is also within easy reach.

This is a fantastic opportunity to acquire a spacious bungalow in a desirable village setting. Viewing is highly recommended.





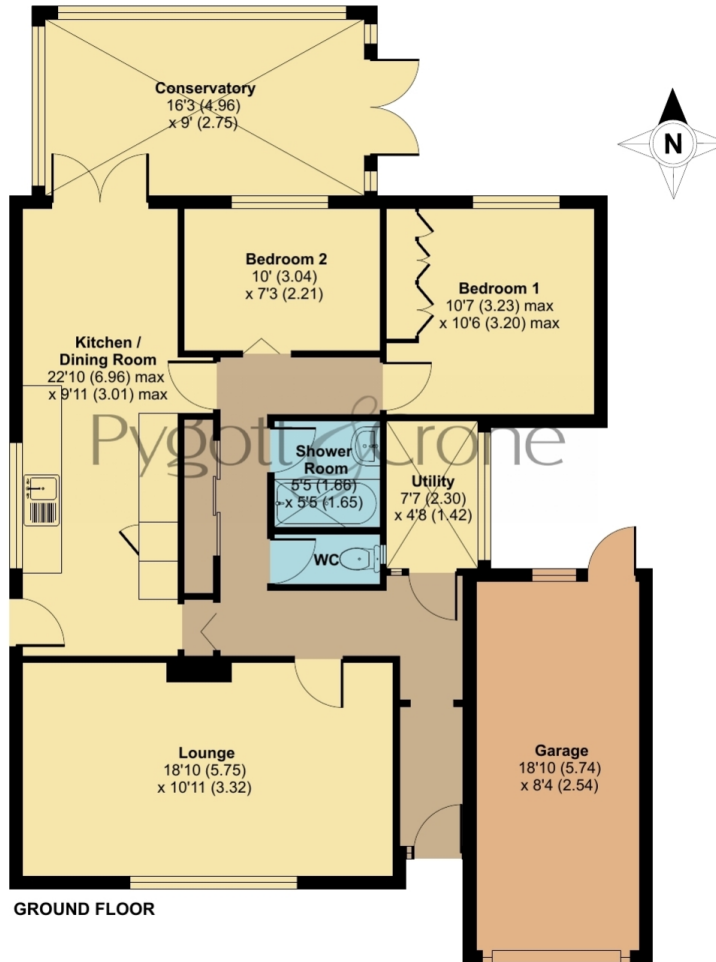
# Wisteria Avenue, Branston, Lincoln, LN4

Approximate Area = 993 sq ft / 92.2 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1150 sq ft / 106.7 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). © nchecom 2025. Produced for Pygott & Crone. REF: 1357995



## Location



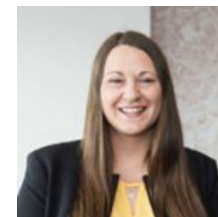
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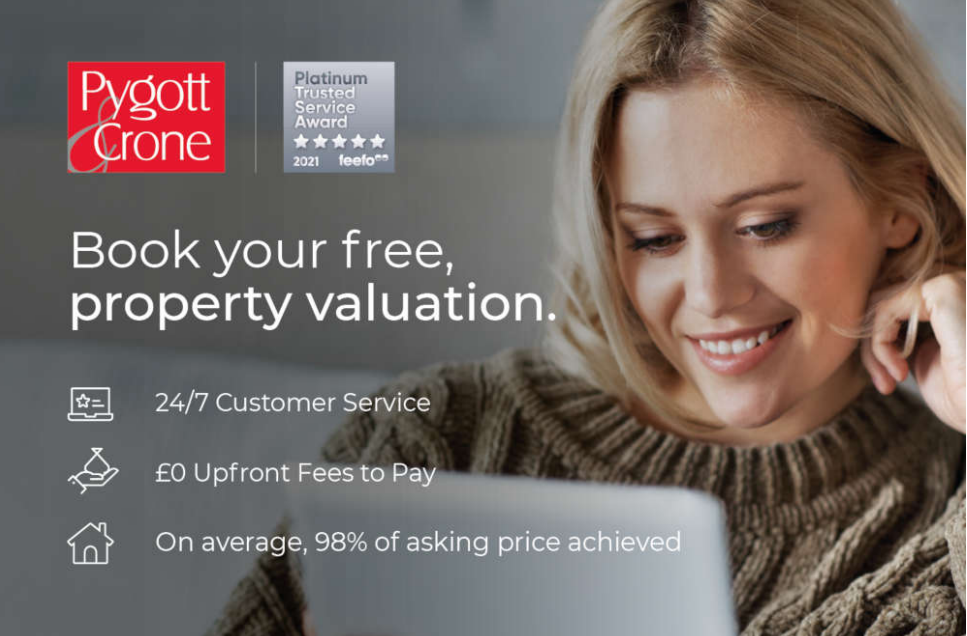
**Bianca van Tonder**  
Mortgage & Protection Adviser

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is on the market with our Lincoln branch

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