

Pygott & Crone

32 Beech Road

Branston, Lincoln, Lincolnshire, LN4 1PG

Offers Over

£340,000

4 Bedroom Detached Bungalow

- Freehold
- Detached Bungalow With Self Contained Annexe
- Three Double Bedrooms in Main Bungalow
- Living Room Open To Dining Room With Roof Lantern
- Modern Kitchen
- Generous Driveway Parking
- One Bedroom Annexe with Shower Room & Open Plan Kitchen/Living
- Highly Sought After Village Location
- Main Bungalow: EPC Rating - D, Annexe: EPC Rating - C
- Main Bungalow: Council Tax Band - B , Annexe: Council Tax Band - A

Click here to access the Energy Performance Certificate for 32 Beech Road, Branston, Lincoln, Lincolnshire, LN4 1PG





Overview

Pygott and Crone are delighted to present this extended detached bungalow offering generously proportioned accommodation, complemented by a separate self-contained one bedroom annexe, providing excellent flexibility for a variety of living arrangements, situated within the popular village of Branston.

The main property is approached via an entrance hall, leading through to a spacious lounge which flows openly into the dining area. This superb living space enjoys plenty of natural light, enhanced by a lantern-style skylight and bi-folding doors which open directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The kitchen is fitted with a range of modern units and incorporates an integrated hob and oven, together with space for additional appliances.





There are three well-proportioned double bedrooms, with the principal bedroom enjoying the added benefit of bespoke fitted wardrobes and a contemporary en-suite shower room. Completing the accommodation is a four-piece family bathroom, fitted with a bath and separate shower enclosure.

To the front of the property, a paved driveway provides generous off-road parking. The driveway extends alongside the bungalow towards the garage, with gated access offering an added degree of privacy and security.

The front garden has been designed with ease of maintenance in mind, featuring gravelled borders and a selection of established shrubs.

The rear garden provides a pleasant outdoor space, incorporating a paved patio seating area beneath a pergola, ideal for enjoying the warmer months. The remainder is predominantly laid to lawn, with mature trees and established planting providing greenery and privacy.





A particularly appealing feature of the property is the separate one bedroom annexe, positioned to the rear of the garage. Offering its own independent accommodation, this space lends itself to a range of uses, including multi-generational living, accommodating guests or providing independence for a family member.

The annexe benefits from impressive ceiling heights and comprises an open-plan living kitchen area, featuring a recessed fireplace, built-in storage cupboard and fitted oven and hob, with additional space for a small breakfast table. It also benefits from its own boiler. There is a separate double bedroom with built-in wardrobe, together with an en-suite shower room, completing this versatile accommodation.

Branston is a well-established and popular village situated just south of Lincoln, offering a good range of local amenities, shops and everyday conveniences. The village is particularly well served by schooling, including infant, primary and secondary education.

For commuters and those needing access to the wider area, Branston offers convenient connections to Lincoln city centre and the Eastern Bypass, making it a desirable location for a variety of buyers.







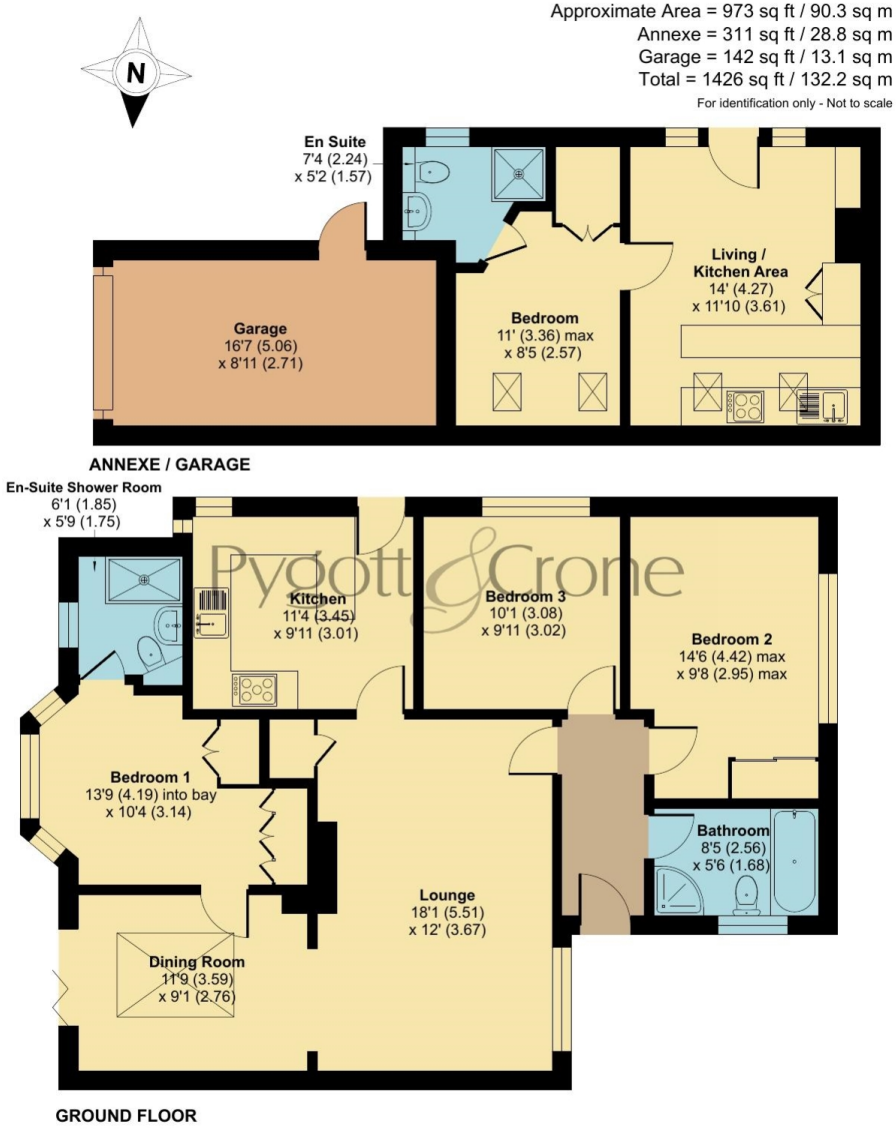






Beech Road, Branston, Lincoln, LN4

Approximate Area = 973 sq ft / 90.3 sq m
Annexe = 311 sq ft / 28.8 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1426 sq ft / 132.2 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Pygott & Crone. REF: 1550243









Location



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Mortgage & Protection Adviser
0330 912 0007

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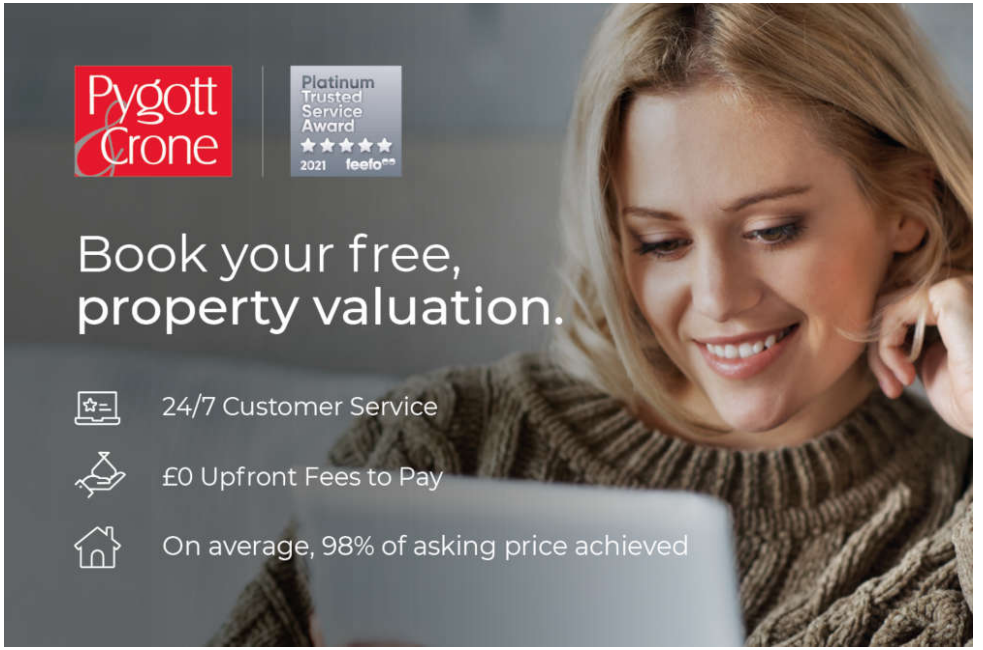











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