



20 High Street
Branston, Lincoln, Lincolnshire, LN4 1NB

£300,000

3 Bedroom Semi-Detached House

- Freehold
- Semi-Detached Stone Cottage
- 4 Storey Living
- 3 Double Bedrooms
- Modern Kitchen & Utility Room
- Spacious Cellar
- Family Bathroom & En-Suite
- Rear Courtyard With 2 Outbuildings
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 20 High Street, Branston, Lincoln, Lincolnshire, LN4 1NB](#)



Overview

Pygott & Crone are pleased to present for sale this spacious and highly versatile semi-detached stone cottage, ideally located in the desirable Lincolnshire village of Branston.

This charming period home retains a wealth of original character features and has been beautifully maintained and enhanced by the current owners. The well-presented accommodation briefly comprises an entrance hallway and a welcoming lounge. To the lower ground floor are generous cellar rooms, offering excellent potential for a variety of uses, including additional living/entertainment space.

The second floor features a recently fitted modern kitchen, a utility room, and a double bedroom complete with an en-suite shower room. The top floor offers two further bedrooms, along with a stylish four-piece family bathroom.

Externally, the property features an enhanced rear courtyard garden, offering a pleasant and low-maintenance outdoor area, along with outbuildings that provide valuable additional storage.

Early viewing is highly recommended to fully appreciate the space, character, and flexibility this unique home has to offer.





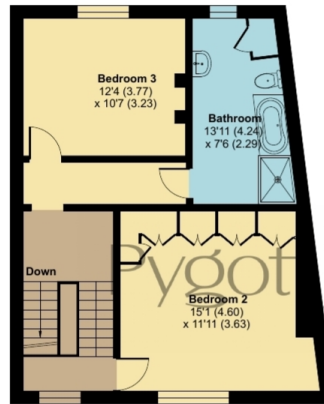
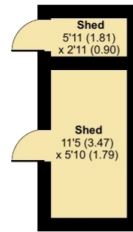
High Street, Branston, Lincoln, LN4

Approximate Area = 1868 sq ft / 173.5 sq m

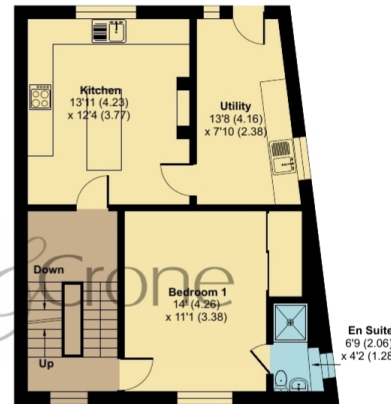
Outbuildings = 84 sq ft / 7.8 sq m

Total = 1952 sq ft / 181.3 sq m

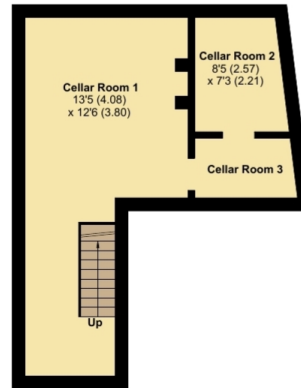
For identification only - Not to scale



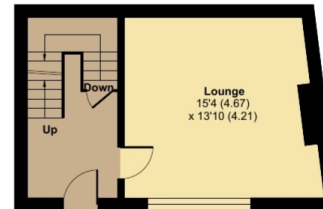
SECOND FLOOR



FIRST FLOOR



Cellar



GROUND FLOOR

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: 1448606



Location



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20 High Street, Branston
is on the market with our Lincoln branch

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