



4 Clematis Close
Branston, Lincoln, Lincolnshire, LN4 1QF

Offers Over
£220,000

3 Bedroom Detached Bungalow

- Freehold
- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Garage
- Modern Fitted Kitchen
- Highly Sought After Village
- Cul-de-sac Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 4 Clematis Close, Branston, Lincoln, Lincolnshire, LN4 1QF](#)



Overview

Pygott & Crone are delighted to bring to the market this well-presented three bedroom bungalow, situated in the highly desirable village of Branston and offered for sale with no onward chain.

The accommodation briefly comprises an inviting entrance porch leading into the hallway, a generous lounge, a modern fitted kitchen, three well-sized bedrooms, and a shower room with separate WC.



Externally, the property benefits from a low maintenance front garden and a garage. The enclosed rear garden is predominantly laid to lawn. There is also gated access providing a pathway to the front of the property.

Branston is a popular village located approximately four miles south of Lincoln and offers a good range of local amenities including a Co-op store, independent shops, schools and medical facilities. The neighbouring villages of Heighington and Washingborough provide further everyday amenities, while Lincoln city centre offers extensive shopping, leisure facilities, cultural attractions and strong transport connections. The historic uphill area of Lincoln, home to Lincoln Cathedral and Lincoln Castle, is also easily accessible.

This is an excellent opportunity to purchase a spacious bungalow in a sought-after village location, and viewing is strongly advised.





Clematis Close, Branston, Lincoln, LN4

Approximate Area = 816 sq ft / 75.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Pygott & Crone. REF: 1417739



Location



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is on the market with our Lincoln branch

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