



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

£250,000

2 Bedroom Detached Bungalow

- Freehold
- Detached Bungalow
- Immaculately Presented
- Two Double Bedrooms
- Open Plan Lounge Diner
- Driveway & Garage
- Spacious Rear Garden
- Highly Sought After Village
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 17 Clematis Close, Branston, Lincoln, Lincolnshire, LN4 1QF](#)



Overview

Pygott and Crone are delighted to offer for sale this exceptionally well-presented, high-specification two-bedroom detached bungalow, ideally situated within the highly sought-after village of Branston.

Finished to an excellent standard by the current owner, the property offers stylish and contemporary accommodation throughout, with a particular emphasis on quality, space and modern living. The property is presented in immaculate condition and is ready to move straight into.

The accommodation briefly comprises a welcoming entrance hallway, a spacious open-plan lounge/diner featuring bi-fold doors opening onto the rear garden, a fitted kitchen, contemporary shower room and two well-proportioned double bedrooms.



Outside, the property benefits from a generous driveway providing ample off-road parking and leading to a garage with an electric door. To the rear is a south-facing garden, providing a generous and attractive outdoor space ideal for relaxing and entertaining.

The property is situated in the popular village of Branston, approximately four miles south of the historic cathedral and university city of Lincoln. Branston offers a good range of local amenities, including shops, a Co-op, schools and a variety of everyday services, with further facilities available in the neighbouring villages of Heighington and Washingborough.

Lincoln city centre is easily accessible and offers an extensive range of amenities, including high street and independent shops, department stores, banking facilities, a cinema, marina and art gallery. The city is renowned for its historic architecture, with the famous Steep Hill leading to the picturesque Uphill area, home to the magnificent Lincoln Cathedral and Lincoln Castle.

Viewing is highly recommended to fully appreciate the quality, finish and exceptional standard of accommodation this impressive bungalow has to offer.







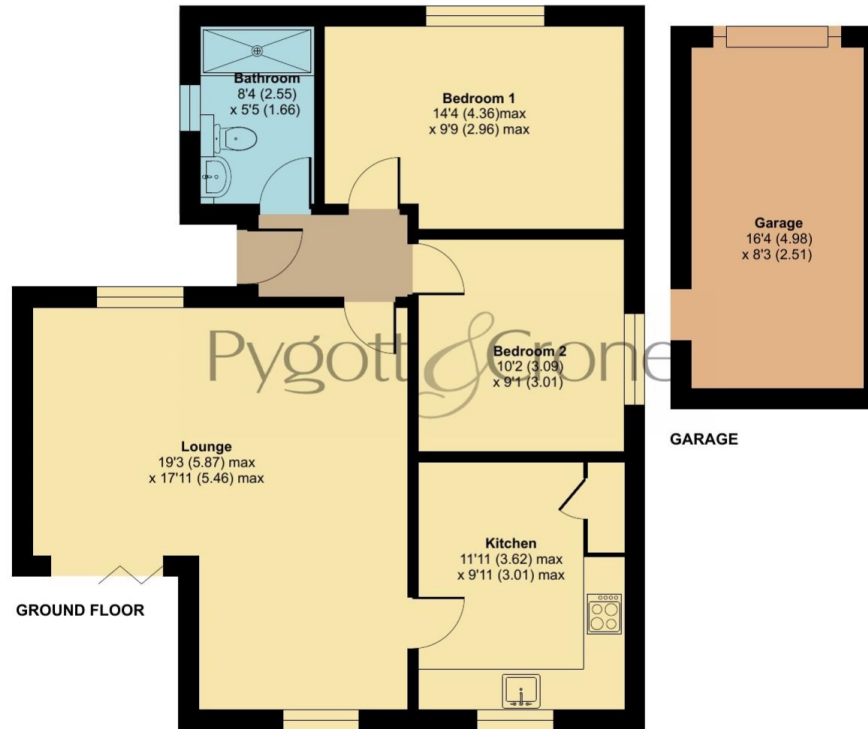
Clematis Close, Branston, Lincoln, LN4

Approximate Area = 744 sq ft / 69.1 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 879 sq ft / 81.6 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). © nchecon 2026.
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Location



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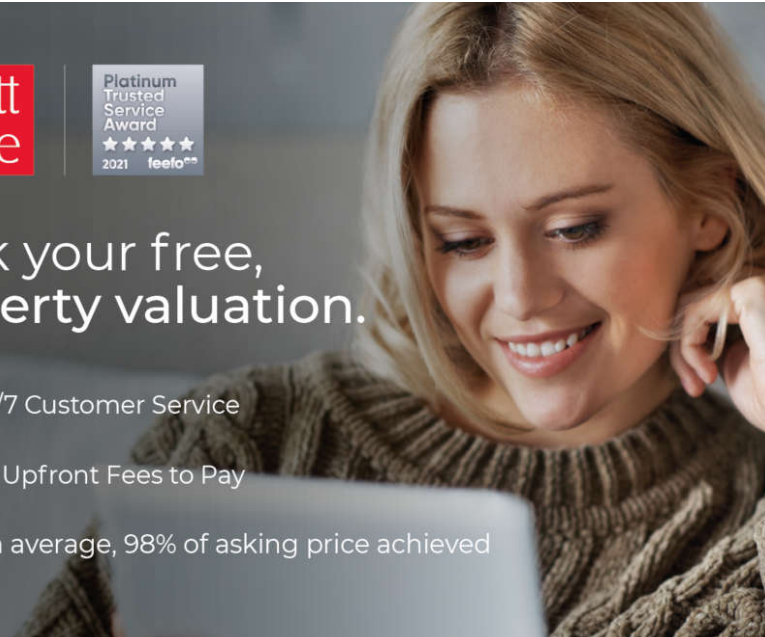







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is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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