

Pygott & Crone

89 Heathfield Avenue

Branston, Lincoln, Lincolnshire, LN4 1UF

£325,000

4 Bedroom Detached House

- Freehold
- 4 double bedrooms
- Immaculately presented detached home
- Ample driveway parking and garage
- Ensuite and family bathroom
- Fantastic and sought after village location
- Spacious kitchen-diner
- No Onward Chain
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 89 Heathfield Avenue, Branston, Lincoln, Lincolnshire, LN4 1UF





Overview

Heathfield Avenue is a well-proportioned four bedroom detached house situated in the highly sought after village of Branston. The property offers spacious and versatile accommodation across two floors, offering fantastic space for a growing family.

The ground floor comprises an entrance hall, lounge, spacious kitchen-diner, downstairs WC and conservatory. The kitchen diner provides a good-sized space for both cooking and dining, while the conservatory offers additional living space with views over the garden.





Upstairs, there are four genuine double bedrooms, providing plenty of space for a family or for those looking for additional bedroom, office or guest accommodation. The main bedroom benefits from an ensuite shower room, with a family bathroom complimenting the remaining bedrooms.

Outside, the property benefits from a well maintained and good-sized rear garden and a garage, providing useful storage and parking.

Branston is a popular and well-established village situated approximately four miles south-east of Lincoln, offering a good range of local amenities while remaining within easy reach of the city. The village has a selection of shops and everyday facilities, along with local pubs, cafés, schools and recreational facilities.













Heathfield Avenue, Branston, Lincoln, LN4

Approximate Area = 1365 sq ft / 126.8 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 1494 sq ft / 138.7 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). ©nichecom 2026. Produced for Pygott & Crone. REF: 1521411









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow
Financial Services Ltd

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Bianca van Tonder
Mortgage & Protection Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

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is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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