



Hall Lane

Branston

MOUNT & MINSTER



# Hall Lane

Branston

Tucked away in a quiet and private position in an attractive and popular village, this modern and beautifully presented home offers flexible living that's both spacious and finished to an exceptionally high standard.

## INTRODUCTION

A beautiful home that's both modern and elegant, benefitting from flexible accommodation with an ensuite bedroom on the ground floor. Additional accommodation includes an open-plan kitchen with both living and dining space, complimented by two pairs of bifold doors to the back garden, together with a principal lounge and a dedicated home office/study. Upstairs there are a further three double bedrooms and two bathrooms, including a second ensuite bathroom.

## OUTSIDE

The property is approached onto a paved driveway leading to a double gate. There are flower beds to the front and the side access has an electric car charger and provides direct access to the garage. The rear garden has been wonderfully maintained with a plethora of colour with flower beds and shrubs. There is an elevated terrace providing a superb space for outdoor dining and entertaining, as well as an additional paved area outside the bifolds into the kitchen.

## LOCATION

Branston is a hugely sought after location 6 miles from Lincoln and has a large range of facilities including a medical centre, public house, Co-op, restaurants, a village hall, church, tennis club, bowling club and a fitness centre with a swimming pool. The village boasts an Infant School, Junior School and Secondary Academy.

Historic Lincoln, famous for its beautiful Cathedral and Castle, also has two well-regarded universities, a fantastic entertainment district, a wealth of bars and restaurants and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains from Lincoln to London.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## METHOD OF SALE

The property is offered for sale by Private Treaty.



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### TENURE

Freehold with vacant possession on completion.

### SERVICES

Mains water, drainage, electricity and gas central heating.

### COUNCIL TAX BAND

Band: B

North Kesteven District Council

### VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

### PARTICULARS

Drafted following clients' instructions of June 2026. Please note that some images have been digitally enhanced for illustrative purposes.

### ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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# 15 Hall Lane



**Approx. Gross Internal Floor Area 195.64 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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