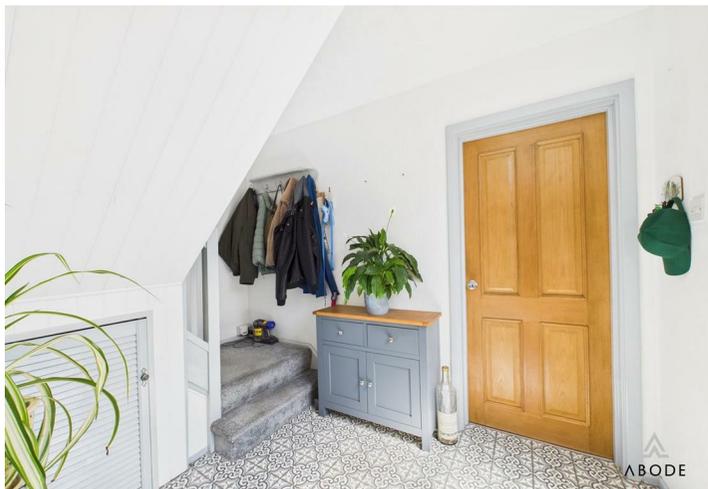






An attractive three-bedroom semi-detached home located in the popular village of Branston, featuring generous living spaces, a conservatory, extensive off-street parking, and a garage. This property boasts spacious reception rooms and a modern kitchen, making it ideal for families. With well-maintained gardens and ample parking space, viewing is highly recommended.



## Accommodation

### Ground Floor

Entering the property through the entrance hallway, you are greeted by ceramic tiled flooring and a staircase leading to a galleried first-floor landing. The ground floor offers a welcoming sitting room with characterful beams, alongside a spacious lounge which flows seamlessly into a modern fitted kitchen. Completing the ground floor accommodation is a bright and airy conservatory providing pleasant views and direct access to the rear garden.

### First Floor

The first-floor landing provides access to three bedrooms and a contemporary shower room. The generously sized master bedroom benefits from dual aspect windows and fitted wardrobes, while the second bedroom features a bay window and additional fitted storage. A further bedroom provides flexible space ideal as a guest room or home office. The stylish shower room is equipped with a spacious shower enclosure and modern fittings.

### Outside

To the front, there is a substantial driveway providing ample off-street parking, a carport, and access to the garage. The established gardens to the front and rear are mainly gravel and complemented by a variety of mature shrubs and trees. Additional features include a practical brick-built workshop, sun patio seating area, gated side access, and an outside cold-water tap.



### Location

Situated within the sought-after village of Branston, the property enjoys convenient access to local amenities, reputable schools, and transport links, making this a desirable location for family living.





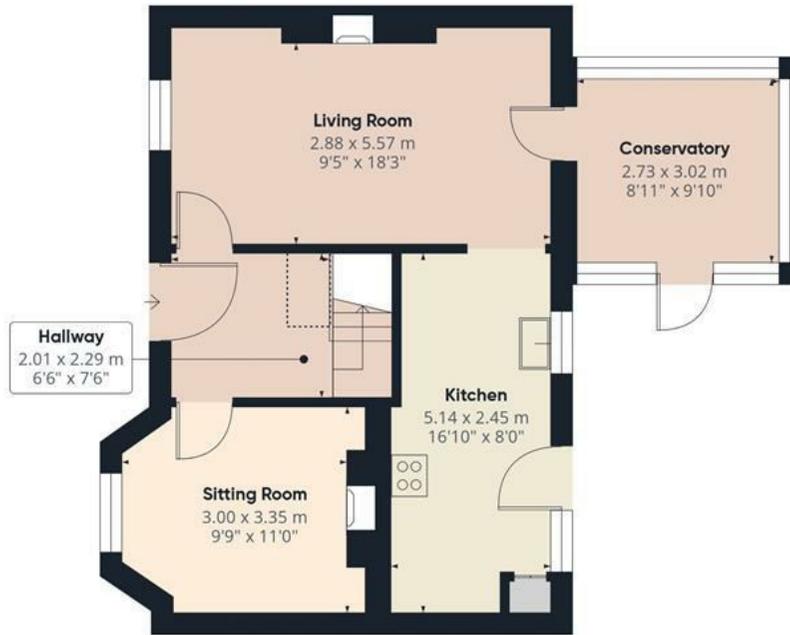












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

97.4 m<sup>2</sup>  
1048 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

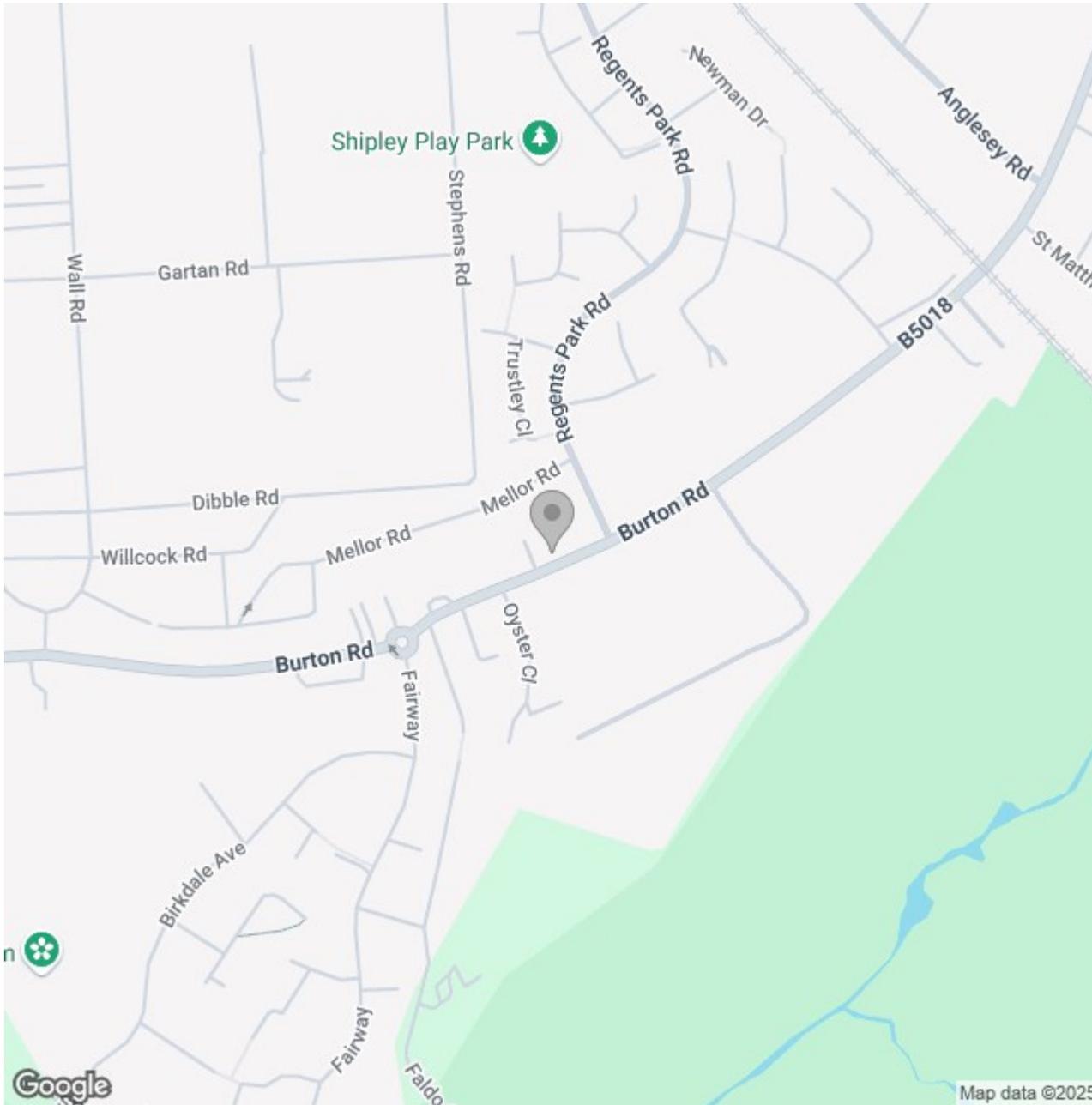
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	