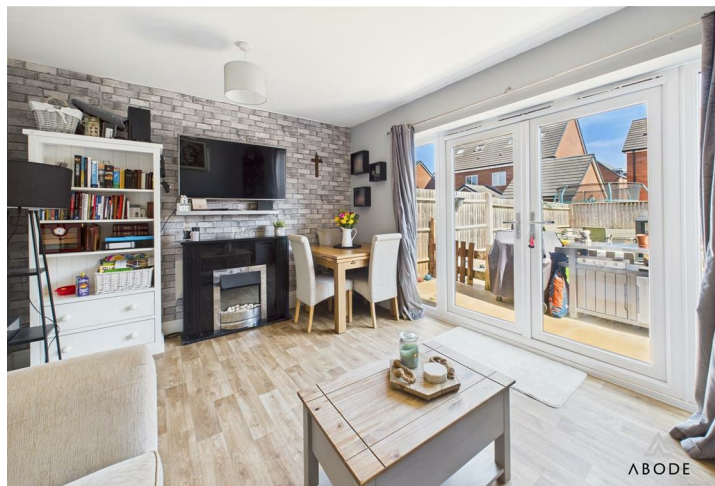








Located on a popular development in Branston, close to a full range of amenities and good school catchment. In brief the property offers a hall with guest cloakroom, fitted dining kitchen with some built in appliances, lounge with doors onto the garden. Three first floor bedrooms, master with wardrobes and an en suite shower room. Family bathroom, double width drive and a rear garden with lawn, decked and paved patios.





## HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, radiator and doors to -

## CLOAKROOM

Wash hand basin, low flush wc, radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated fridge freezer, plumbing and space for both washing machine and dishwasher. Upvc double glazed window to the front and a radiator.

## LOUNGE

Upvc double glazed windows and doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Built in wardrobes, radiator, upvc double glazed window and a door to -

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window, radiator.

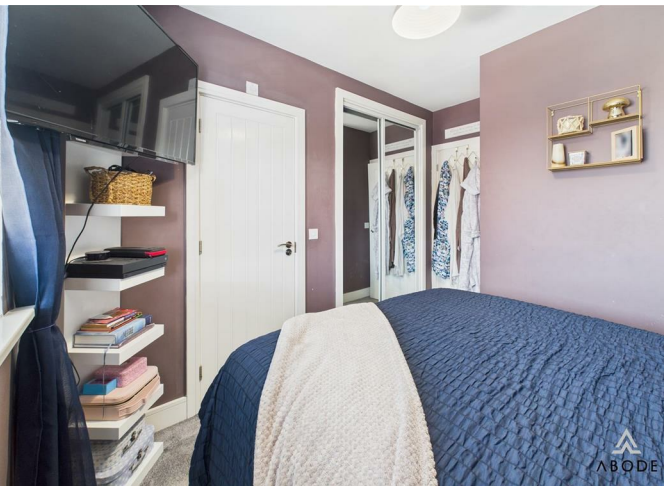
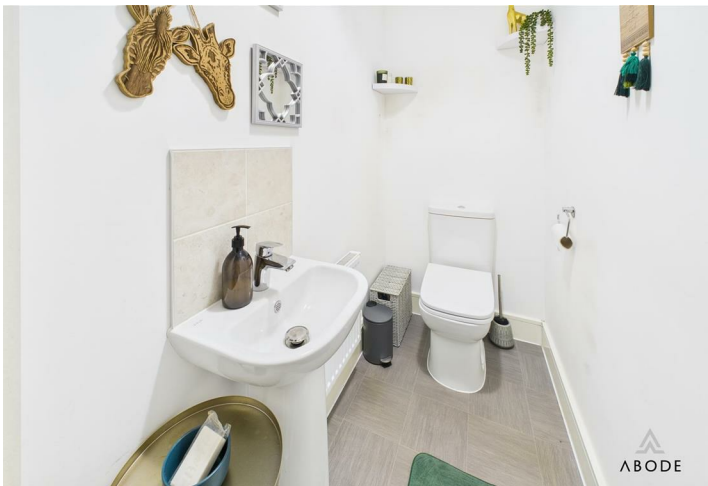
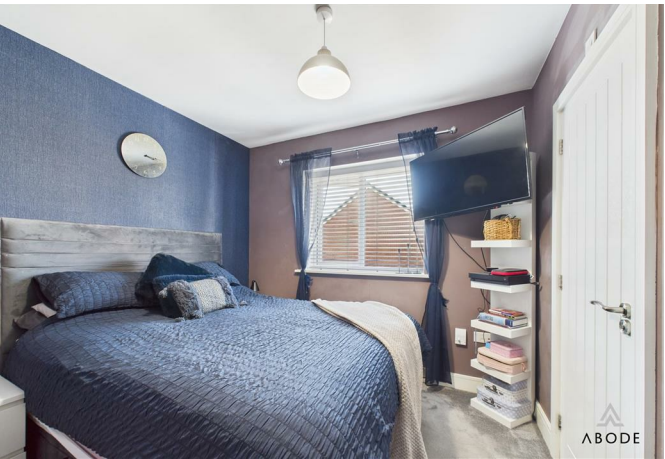


## BEDROOM 3

Upvc double glazed window, radiator.









## BATHROOM

Panel enclosed bath, wash hand basin, radiator and low flush wc.

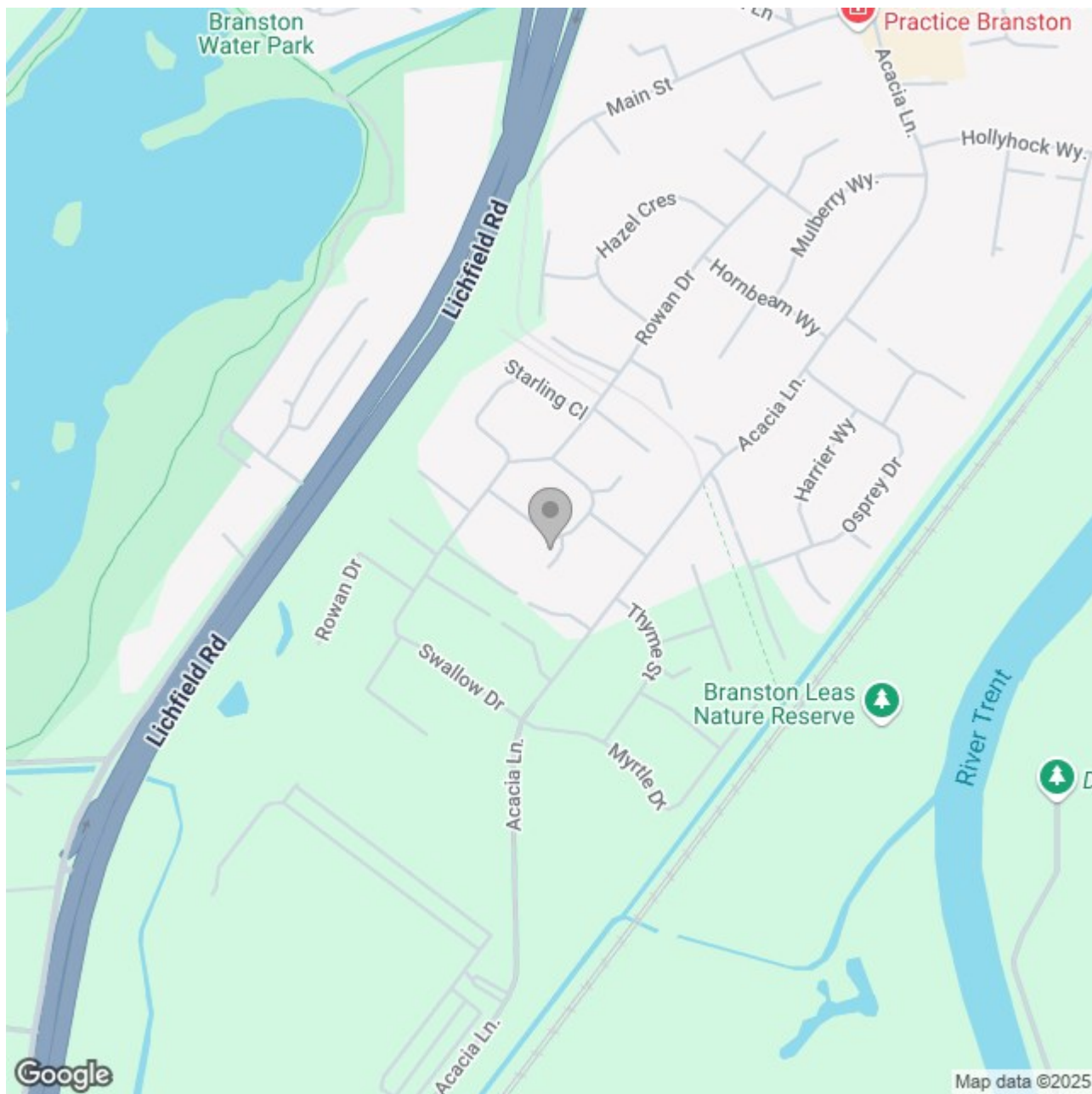
## OUTSIDE

Double width drive to the front, side access leads to a gate into the enclosed rear garden. Paved and decked patio areas and a lawn.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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 