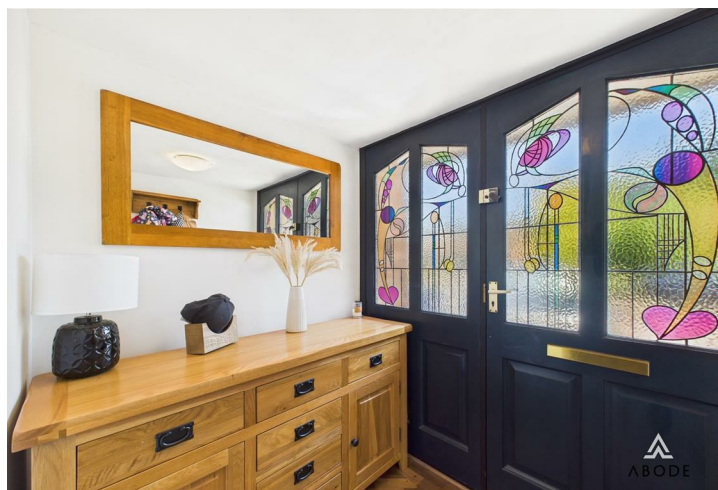






Tucked away in a quiet cul-de-sac in Branston, this extended four-bedroom semi-detached home offers spacious and flexible accommodation ideal for modern family living. The property features a driveway, attached garage, and a generous rear garden with multiple seating areas. Internally, the home is well-presented throughout, with two reception rooms, a bright conservatory, and a contemporary kitchen, alongside four bedrooms and a modern family bathroom to the first floor.



Accommodation

Ground Floor

A welcoming entrance hall provides access to the main living areas and has stairs rising to the first floor. The front reception room enjoys natural light through a large window and features a central fireplace with an inset log-burning stove, part panelled walls, and decorative ceiling coving. An open arch leads through to the adjoining dining room, which offers access to a useful under-stair storage cupboard and opens directly into the conservatory through double glazed door. The conservatory itself is double glazed, enjoys garden views, and provides direct access to the rear patio, making it ideal for indoor-outdoor living.

The kitchen is smartly appointed with a range of cream wall and base units set beneath dark granite work surfaces. Integrated appliances include a fridge, dishwasher, and washing machine, with space for a freestanding range cooker. Additional built-in storage can be found beneath the stairs, while a door from the kitchen opens directly onto the rear garden.

First Floor

Upstairs, the landing leads to four bedrooms, all of which are well-proportioned and neutrally finished. The main bedroom is positioned to the front of the property, while two further bedrooms overlook the rear garden, one of which includes built-in wardrobes. The fourth bedroom, currently used as a single, is situated at the front of the property. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand



basin, and WC, complemented by part-tiled walls, spotlighting, and a heated towel rail.

Outside

The property enjoys a particularly generous plot, with a wide block-paved driveway to the front providing ample off-street parking and leading to the attached garage. The garage has been sectioned internally for versatile use and includes power, lighting, a rear window, and a personnel door to the garden. The rear garden is a standout feature, offering excellent privacy and a range of seating options







including a decked terrace and a paved patio, all set amongst mature planting and established borders.





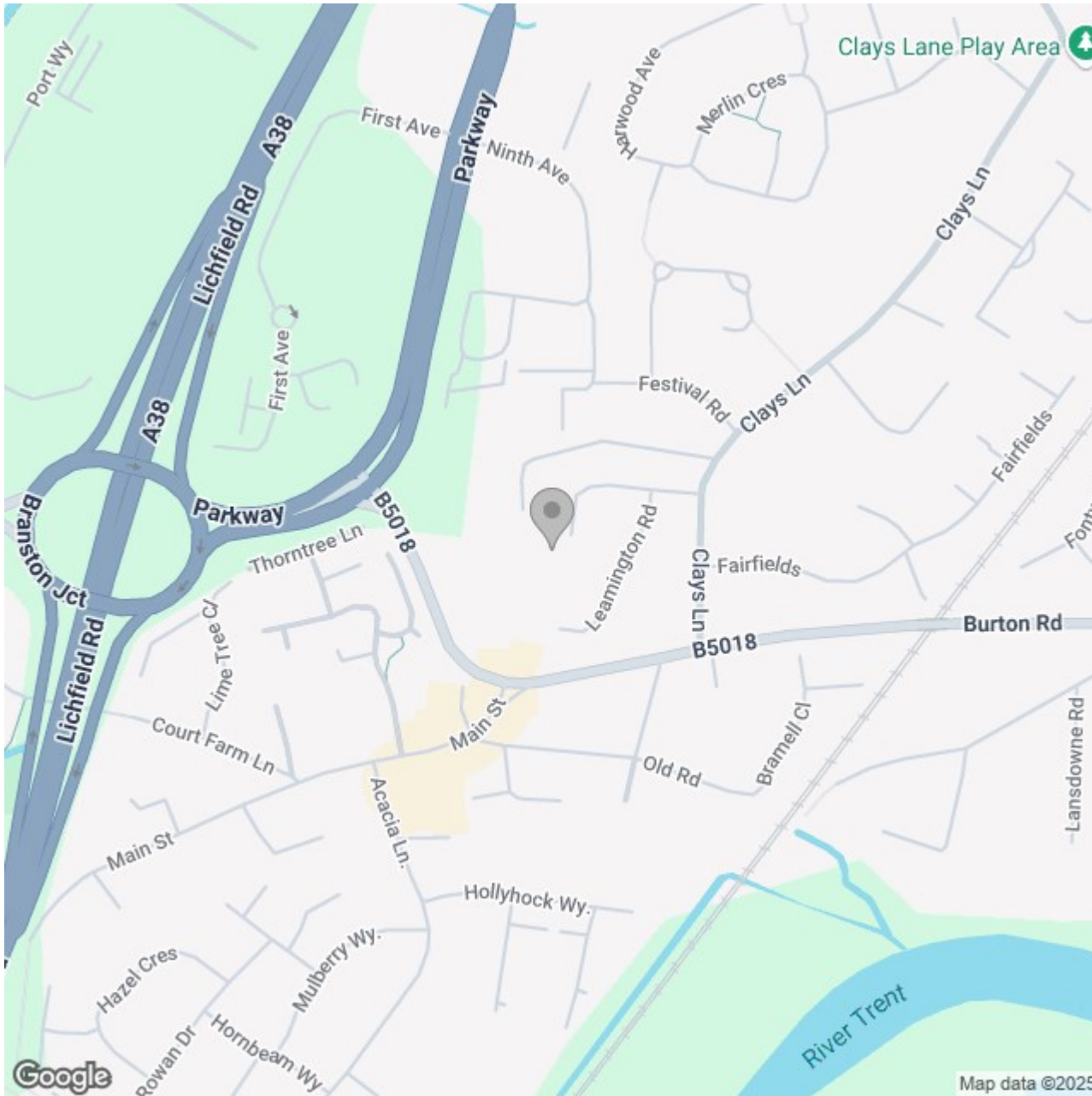


Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC
 