

Old Road, Branston, DE14 3ET
Asking Price £310,000





A well-presented and thoughtfully maintained detached two-bedroom bungalow, occupying a generous plot with an attractive and private rear garden, ample off-street parking and a detached garage. The property offers well-proportioned accommodation throughout, including a spacious living room, a separate dining room, fitted kitchen and a modern shower room. Ideal for those seeking comfortable single-storey living in a popular residential location, viewing is highly recommended.



Accommodation

The Accommodation

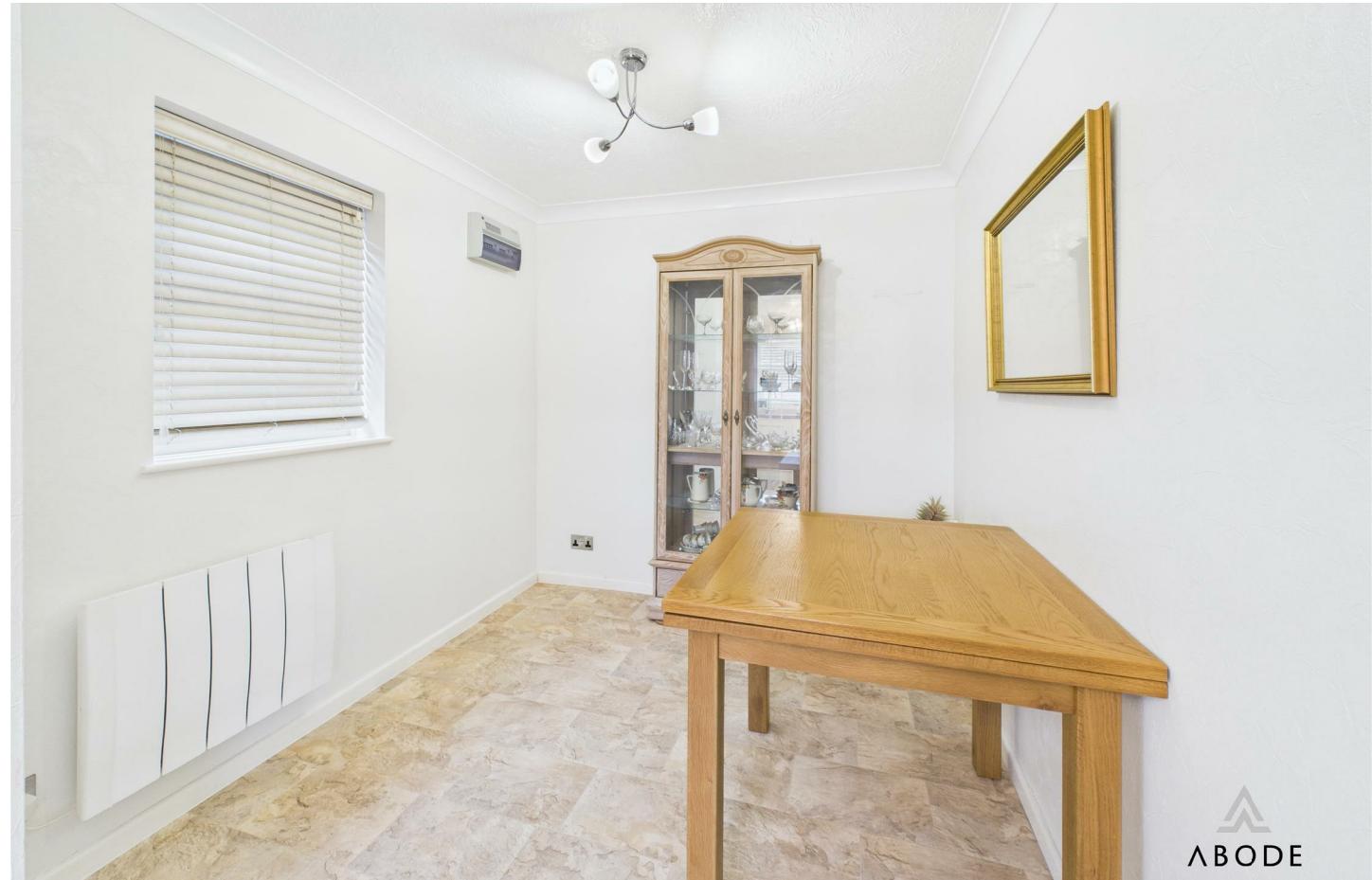
The property is entered via a welcoming central hallway which provides access to all principal rooms, creating a practical and easy-flowing layout typical of a well-designed bungalow. The hallway features attractive flooring and built-in storage, setting the tone for the well-kept interior beyond.

The living room is a bright and comfortable space, positioned to the front of the property and enjoying a large window allowing plenty of natural light. There is ample room for a range of seating furniture, making this an ideal everyday living space.

Adjacent to the living room is the separate dining room, offering space for a dining table and chairs and providing a defined area for entertaining or family meals. This room connects conveniently to the kitchen, making it both practical and versatile.

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, incorporating an integrated dishwasher, oven, hob with extractor, sink unit and space for additional appliances. Two windows overlook the rear garden and a side access door provides direct access outside, ideal for everyday use.

There are two well-proportioned bedrooms, both presented in a light, neutral style. The principal bedroom is a generous double room with space for wardrobes and bedroom furniture, while the second bedroom offers flexibility for use as a guest room, home office or hobby room.



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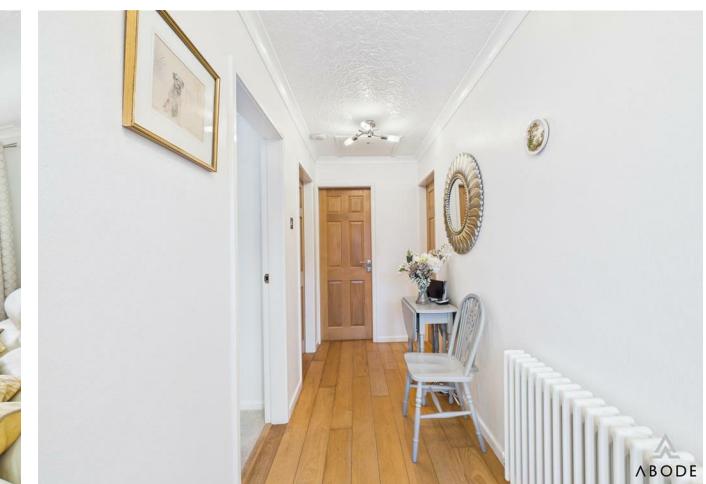
Completing the internal accommodation is a modern shower room, fitted with a contemporary suite comprising a walk-in shower, wash hand basin with vanity storage and a low-level WC, finished with stylish tiling and modern fittings.

Outside

To the front of the property is a smartly presented driveway providing ample off-street parking, leading to the attached garage with an up-and-over door. The frontage is low maintenance and enhances the overall kerb appeal.



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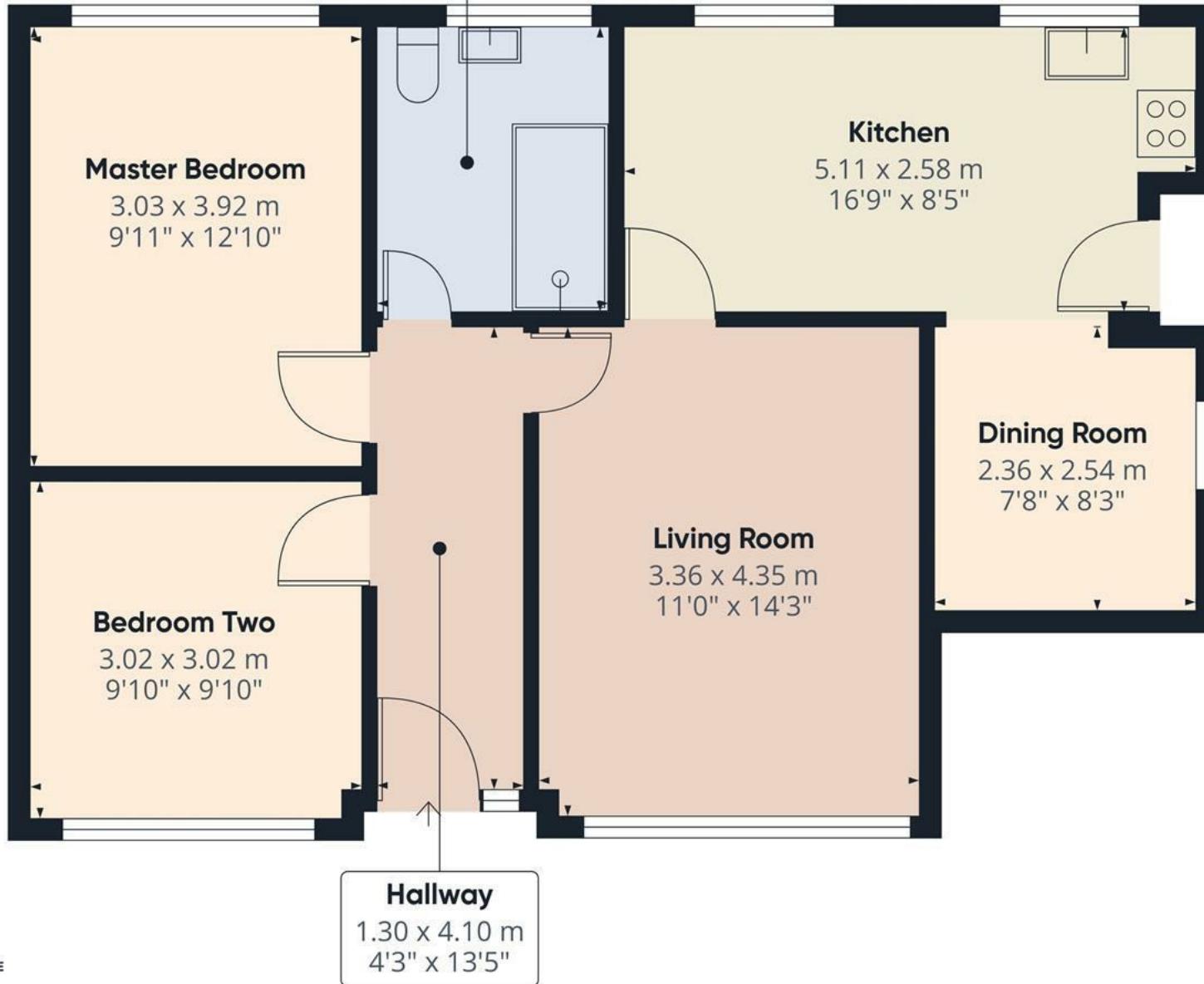




The rear garden is a particular feature of the property, offering a good degree of privacy and a well-balanced combination of paved seating areas and a neatly kept lawn. The garden is well stocked with mature shrubs and borders, providing colour and interest throughout the year. A detached garden room/summerhouse offers an ideal additional space for relaxing, hobbies or entertaining, while the garage and garden shed provide useful storage.

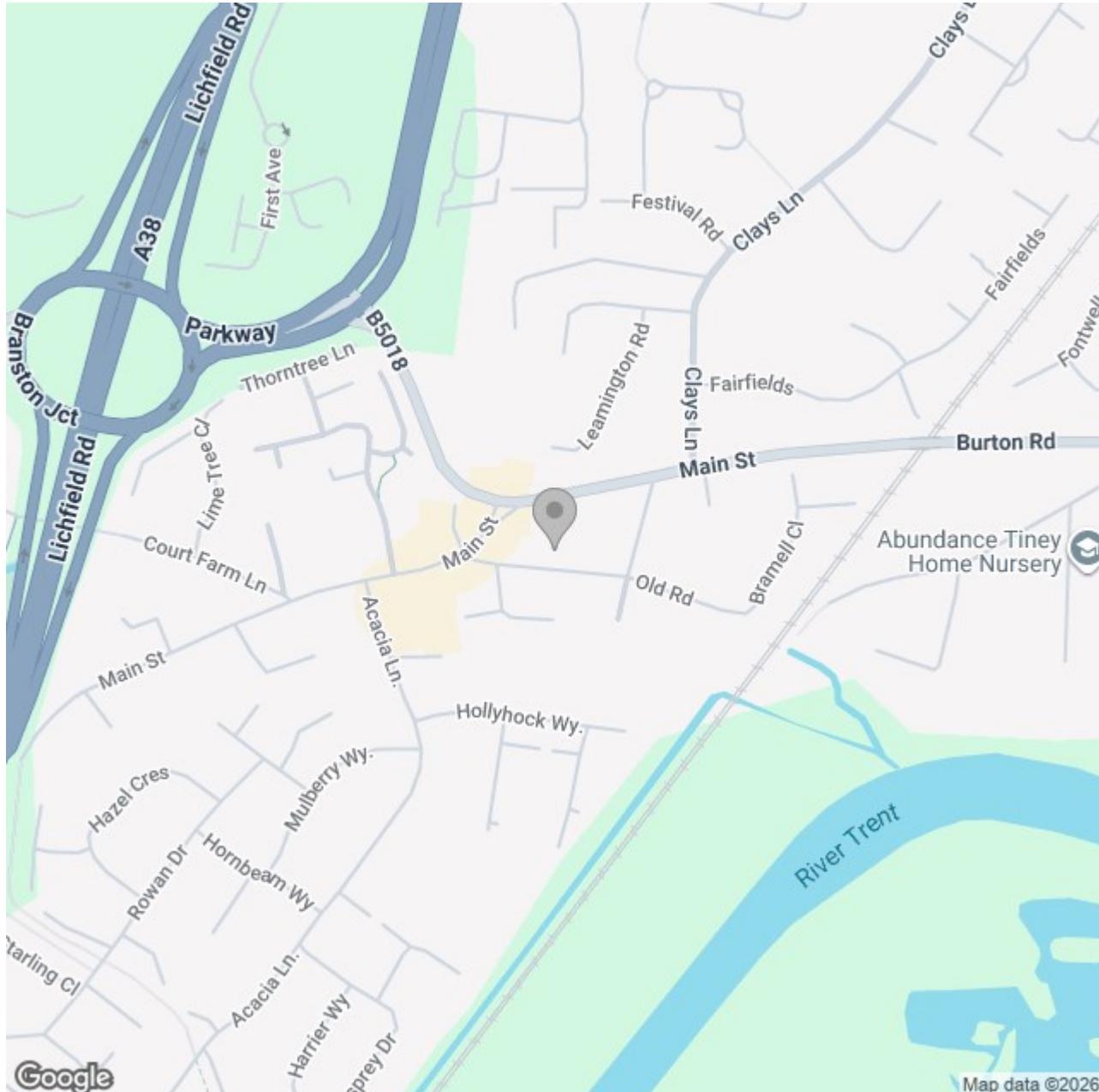






Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	