

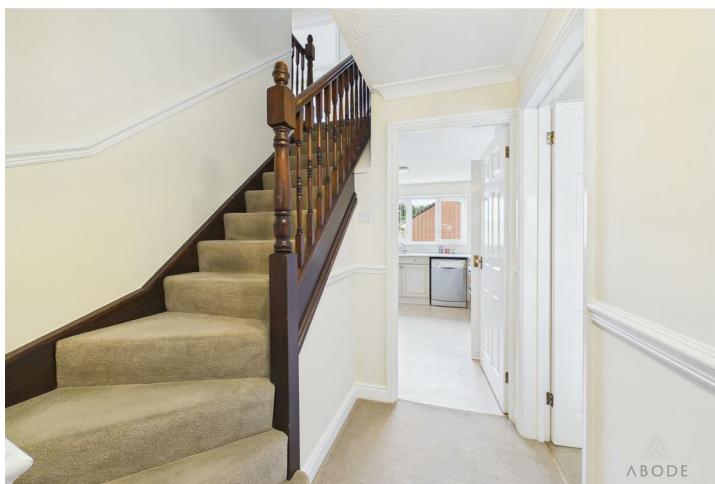
Clays Lane, Branston, DE14 3HT
Asking Price £349,999





Situated within a well-established residential development, this spacious four-bedroom detached family home offers well-proportioned accommodation throughout, complemented by a generous rear garden, integral garage and ample off-street parking to the front.

The property provides versatile living space ideal for family life, with separate reception rooms, a kitchen with adjoining utility room, and four good-sized bedrooms including a master with en-suite.



Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hallway, featuring a staircase rising to the first floor and access to the principal ground floor rooms. A convenient downstairs WC is positioned off the hallway.

The living room is a generous reception space located to the front elevation, enjoying excellent natural light via a bay-style window and centred around a feature fireplace, creating a focal point to the room. Double doors provide access through to the dining room, allowing the space to be used either separately or opened up for entertaining.

The dining room sits to the rear of the property and enjoys views over the garden, offering ample space for a family dining table and direct access through to the kitchen.

The kitchen overlooks the rear garden and is fitted with a range of wall and base units, providing good preparation space and room for freestanding appliances. An archway leads through to the utility room, which offers further storage, plumbing for white goods and a rear access door to the garden. Internal access to the integral garage is also available from the ground floor, providing excellent storage or secure parking.

First Floor

To the first floor, the landing gives access to four



well-proportioned bedrooms and the family bathroom.

The master bedroom is positioned to the front of the property and benefits from fitted wardrobes and its own en-suite shower room.

Bedroom two is a spacious double room overlooking the rear garden, while bedrooms three and four are both well-sized rooms ideal for children, guests or home working.

The family bathroom is fitted with a three-piece suite







including a bath with shower attachment, wash hand basin and WC.

Outside

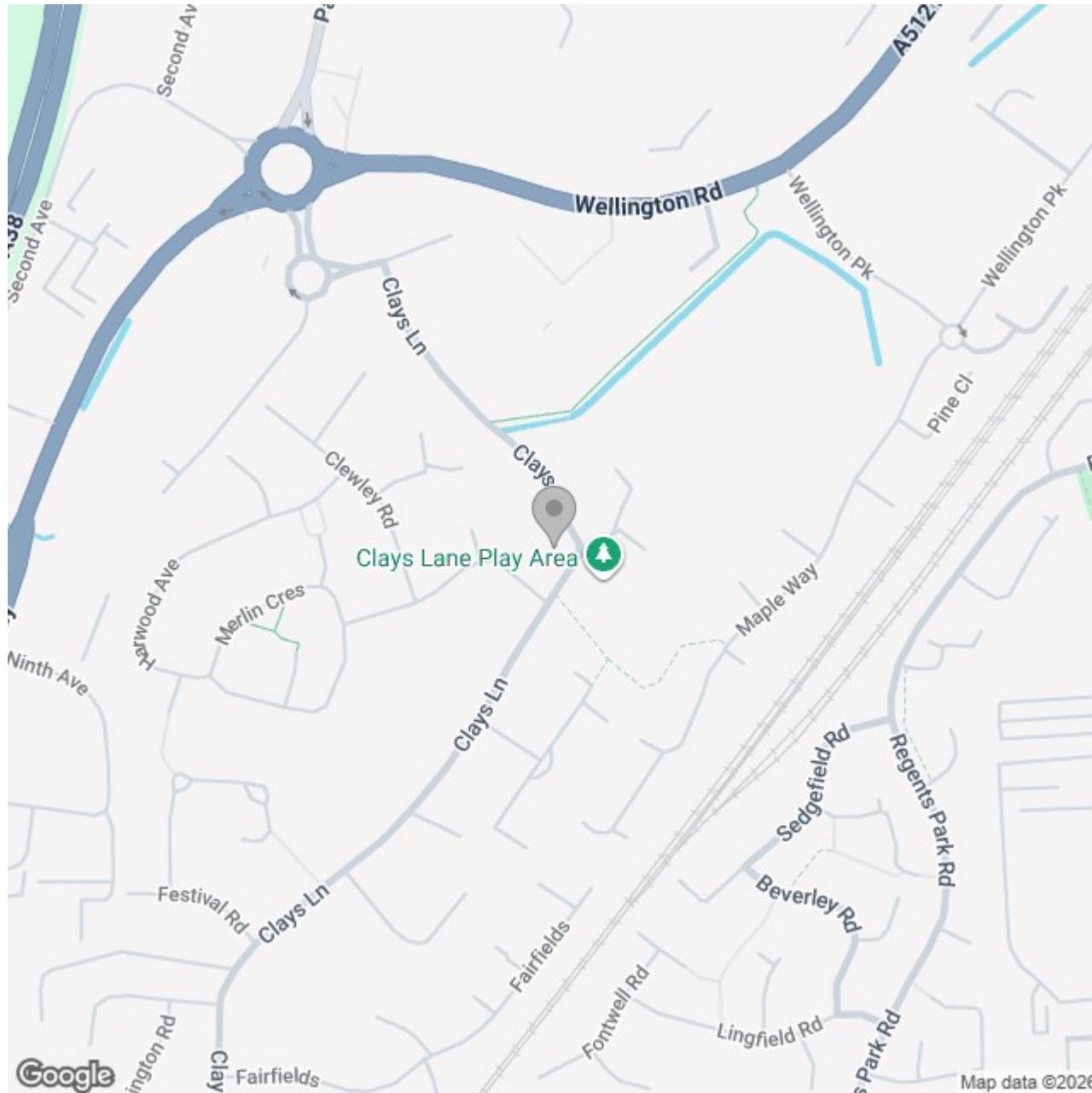
To the front elevation, the property enjoys a generous gravelled driveway providing ample off-street parking, alongside a tarmac driveway leading to the integral garage.

The rear garden is enclosed by timber fencing and offers a pleasant outdoor space, mainly laid to lawn with paved patio areas ideal for outdoor seating and entertaining. The layout provides a safe and practical space for families.









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