





This well-presented three-bedroom townhouse is located in the popular village of Branston, boasting a generous lawned frontage with a pathway leading to the front entrance. Inside, the property offers a living room, a dedicated dining area, and a fitted kitchen. The first floor comprises three well-proportioned bedrooms, ideal for family living and a family bathroom. Externally, the home benefits from a laid to lawn garden and rear parking and a garage, with convenient access to local amenities and transport links nearby.



Accommodation

Ground Floor

The accommodation opens via a UPVC front entrance door into a welcoming entrance hallway, featuring double glazed windows to both the side and front elevations that fill the space with natural light. The hallway boasts tiled flooring and a staircase ascending to the first floor. Leading off from the hallway is a living room, complete with a built-in storage cupboard, a double glazed window to the front elevation, and ample space for seating. An opening connects the living room to the dining area, which provides space for a dining table and features double glazed French doors opening onto the garden. The dining area also offers access to the kitchen, which is fitted with a range of matching wall and base units, a roll-edge work surface, a four-ring gas hob with extractor above, and an electric oven below. The kitchen includes space for a washing machine, fridge freezer, and a sink with a mixer tap, along with a double glazed window to the rear elevation and a door leading out to the garden. Additionally, a convenient storage cupboard is located in the kitchen.

First Floor

Ascending from the entrance hallway, the landing on the first floor provides access to three bedrooms and the family bathroom. The master bedroom, a generously sized double, has a double glazed window to the front elevation. The second bedroom, also a comfortable double, overlooks the rear garden through a double glazed window. The third bedroom offers flexibility, currently being used as a study and guest room, and benefits from a

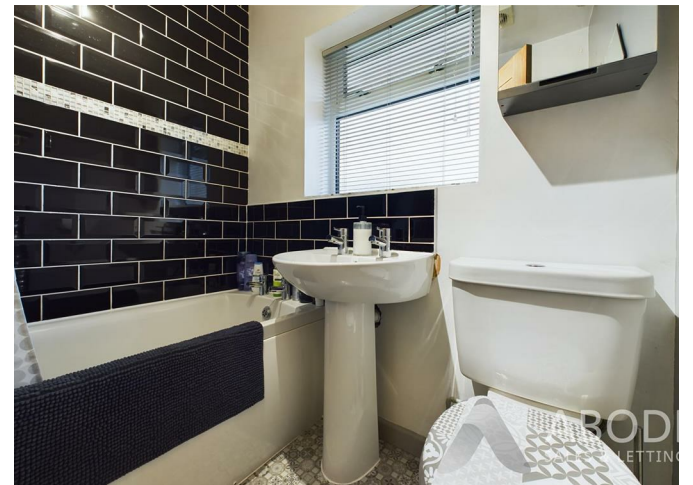


double glazed window to the front elevation. The family bathroom is equipped with a three-piece suite, comprising a low-level WC, a wash hand basin with individual hot and cold taps, and a bath with an overhead shower and separate hot and cold taps. Splash backs provide a clean finish, and a double glazed window to the rear elevation allows for ventilation and natural light.

Outside

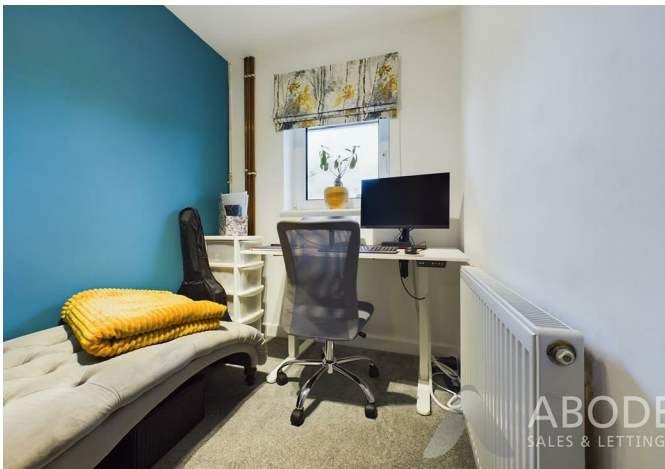
The property enjoys an attractive outdoor setting, with a spacious front garden mainly laid to lawn and a pathway







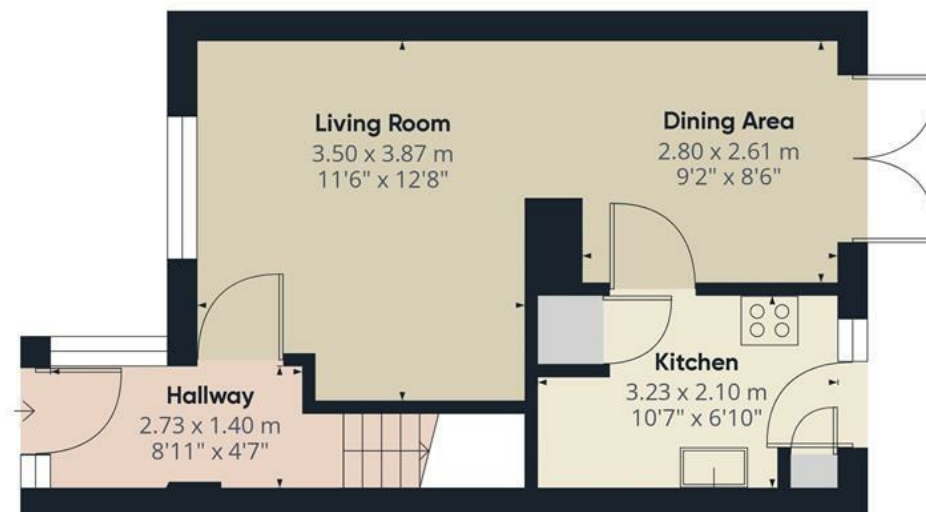
leading to the entrance. To the rear, a well-maintained lawned garden offers a relaxing space, complemented by a patio area ideal for outdoor seating. A pathway extends through the garden to the garage and a gate that opens to the rear parking area. Accessed via a private road from the front of the property, the rear parking provides space for two vehicles.











Floor 0



Floor 1

Approximate total area⁽¹⁾

63.79 m²
686.63 ft²

(1) Excluding balconies and terraces

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) A		87
(81-91) B		
(69-80) C	71	
(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	