





A modern two-bedroom townhouse, situated in the sought-after area of Branston, conveniently located close to local amenities and transport links. The property features a stylish kitchen-diner with integrated appliances and French doors leading to a beautifully landscaped, low-maintenance rear garden. The ground floor also includes a cosy living room, a WC cloaks, and ample storage space. The first floor boasts two well-proportioned bedrooms, both with built-in wardrobes, and a family bathroom with a three-piece suite. Externally, there is a driveway providing off-road parking for two vehicles. This home is perfect for first-time buyers or those looking to downsize, offering comfortable and modern living in a desirable location.



## Accommodation

### Ground Floor

The property opens into a welcoming entrance hallway with a central heating radiator and doors leading to the WC cloaks and living room. The WC cloaks is fitted with a low-level WC, a wash-hand basin with a mixer tap, and a central heating radiator. The living room benefits from a double-glazed window to the front elevation, a central heating radiator, and an under stairs storage cupboard. Stairs rise to the first floor, and a door leads through to the kitchen-diner. The kitchen-diner is well-equipped with matching wall and base units, a straight-edge preparation work surface, a sink with a mixer tap and drainer, a double electric oven, a four-ring gas hob with an electric extractor above, and tiled splash backs. Integrated appliances include a fridge-freezer and dishwasher. A double-glazed window overlooks the rear garden, and French doors open out onto the patio, creating a light and airy space ideal for dining and entertaining.

### First Floor

The staircase ascends from the living room to the first-floor landing, which features a loft hatch, a central heating radiator, and doors to the bedrooms and bathroom. The master bedroom enjoys two double-glazed windows to the front elevation, a central heating radiator, and a built-in wardrobe. The second bedroom, located to the rear of the property, has two double-glazed windows, a central heating radiator, and a built-in wardrobe. The family bathroom is well-appointed with a three-piece suite comprising a bath with a mixer tap and gravity shower over, a wash-hand basin with a mixer tap, a



low-level WC, and a heated ladder towel rail.

### Outside

To the front of the property, a driveway provides off-road parking for two vehicles. The rear garden has been landscaped by the current owners to create a low-maintenance, enclosed outdoor space, featuring an area of astroturf, a patio for seating, and a rear access gate for bins and pedestrian access. The garden is fully enclosed with timber fencing, offering a private space for relaxation or entertaining.







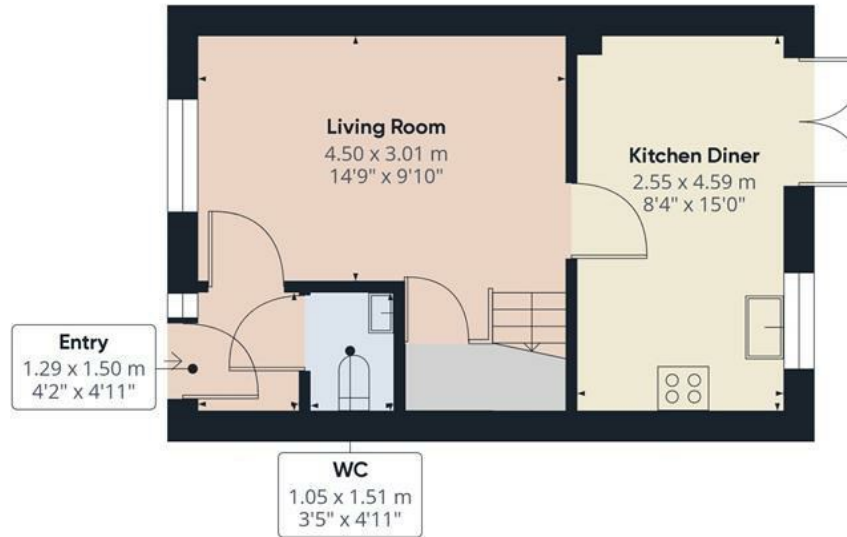




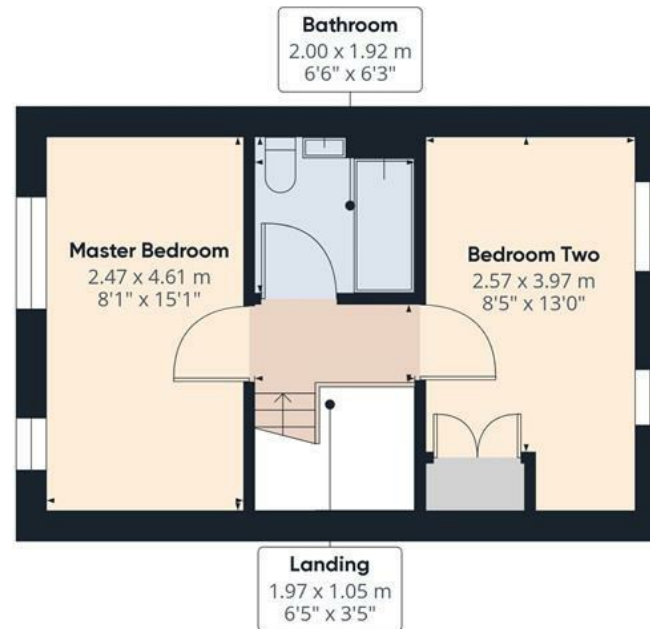








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

61.58 m<sup>2</sup>  
662.85 ft<sup>2</sup>

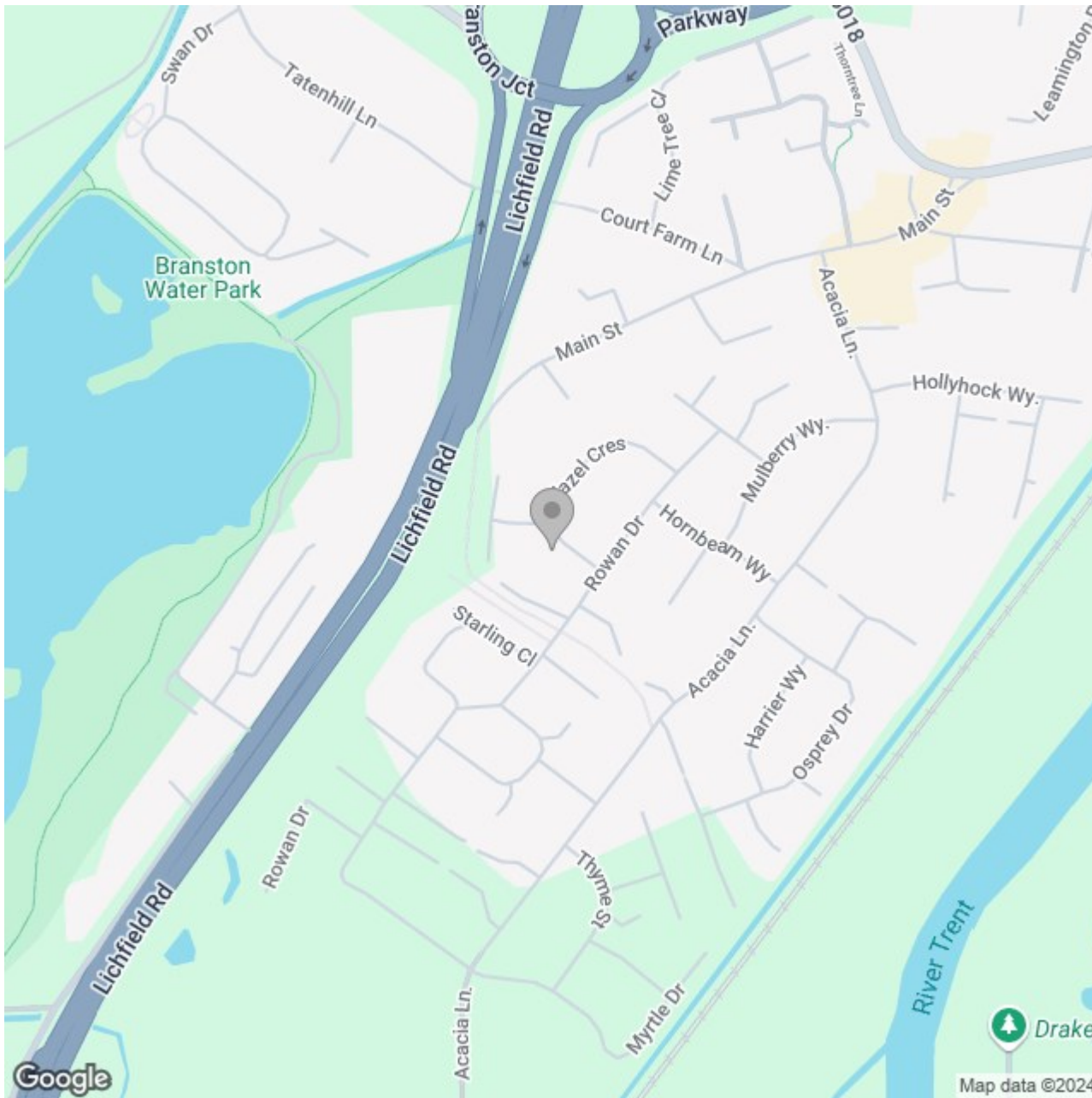
(1) Excluding balconies and terraces

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.

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## Energy Efficiency Rating

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