





****GARAGE & DRIVEWAY**** This modern two-bedroom mid-terraced property is located in the sought-after Regents Park Estate in Branston. Ideal for first-time buyers or landlords, the home is well presented throughout and offers comfortable living accommodation. The ground floor features a lounge-diner and kitchen, while the first floor comprises two bedrooms and a bathroom. Externally, there is a front lawned garden, a garage with driveway parking, and a generously sized enclosed rear garden with patio, lawn, and two large timber sheds.



Accommodation

Ground Floor

The property welcomes you into a carpeted entrance hallway, which leads to the kitchen and lounge-diner. The kitchen features a range of matching wall and base units with work surfaces, an inset sink and drainer, tiled splashbacks, an integral gas hob, and an electric steam oven. There is space for a fridge-freezer and washing machine, and a window overlooks the front garden.

The lounge-diner is bright and spacious, with laminate flooring and sliding doors opening to the rear garden. This room also includes stairs leading to the first floor and two radiators.

First Floor

The first-floor landing is carpeted and provides access to both bedrooms and the bathroom. The master bedroom overlooks the rear garden and features laminate flooring and a radiator. The second bedroom, located at the front of the property, includes a fitted single wardrobe, laminate flooring, and a radiator. The bathroom is fitted with a modern white suite, including a low-level WC, hand wash basin with vanity unit, and a bath with shower over. The walls are partially tiled, and there is a frosted window to the front elevation.

Outside

The front of the property offers a lawned garden and a pathway leading to the entrance. There is also a garage and driveway providing off-road parking. The rear garden is generously sized, enclosed by timber fencing, and features a patio area, a lawn,



and two large timber sheds, making it an ideal space for outdoor activities and storage.

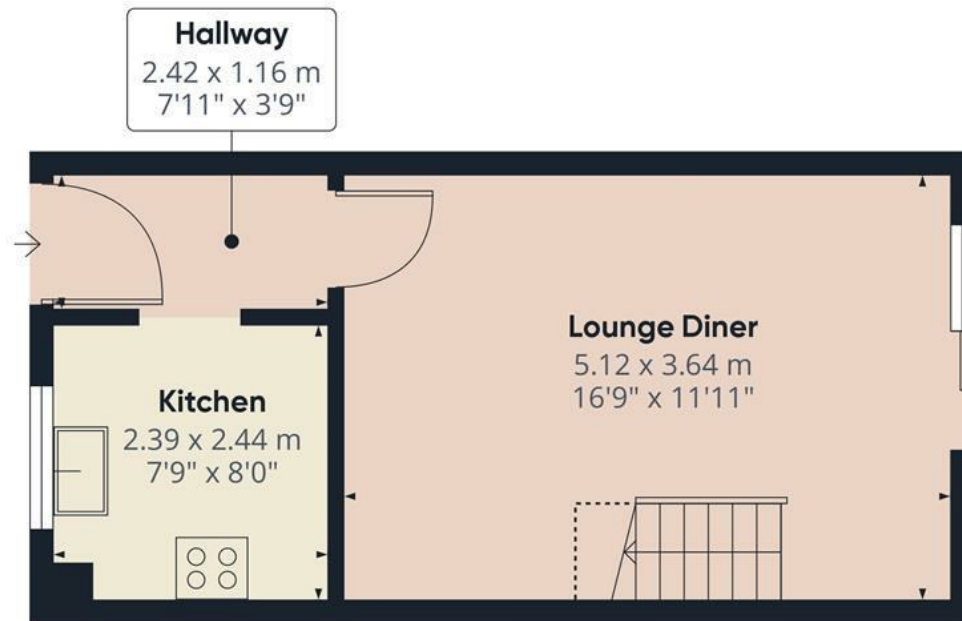












Floor 0



Floor 1

Approximate total area⁽¹⁾

52.47 m²
564.79 ft²

Reduced headroom

1.26 m²
13.53 ft²

(1) Excluding balconies and terraces

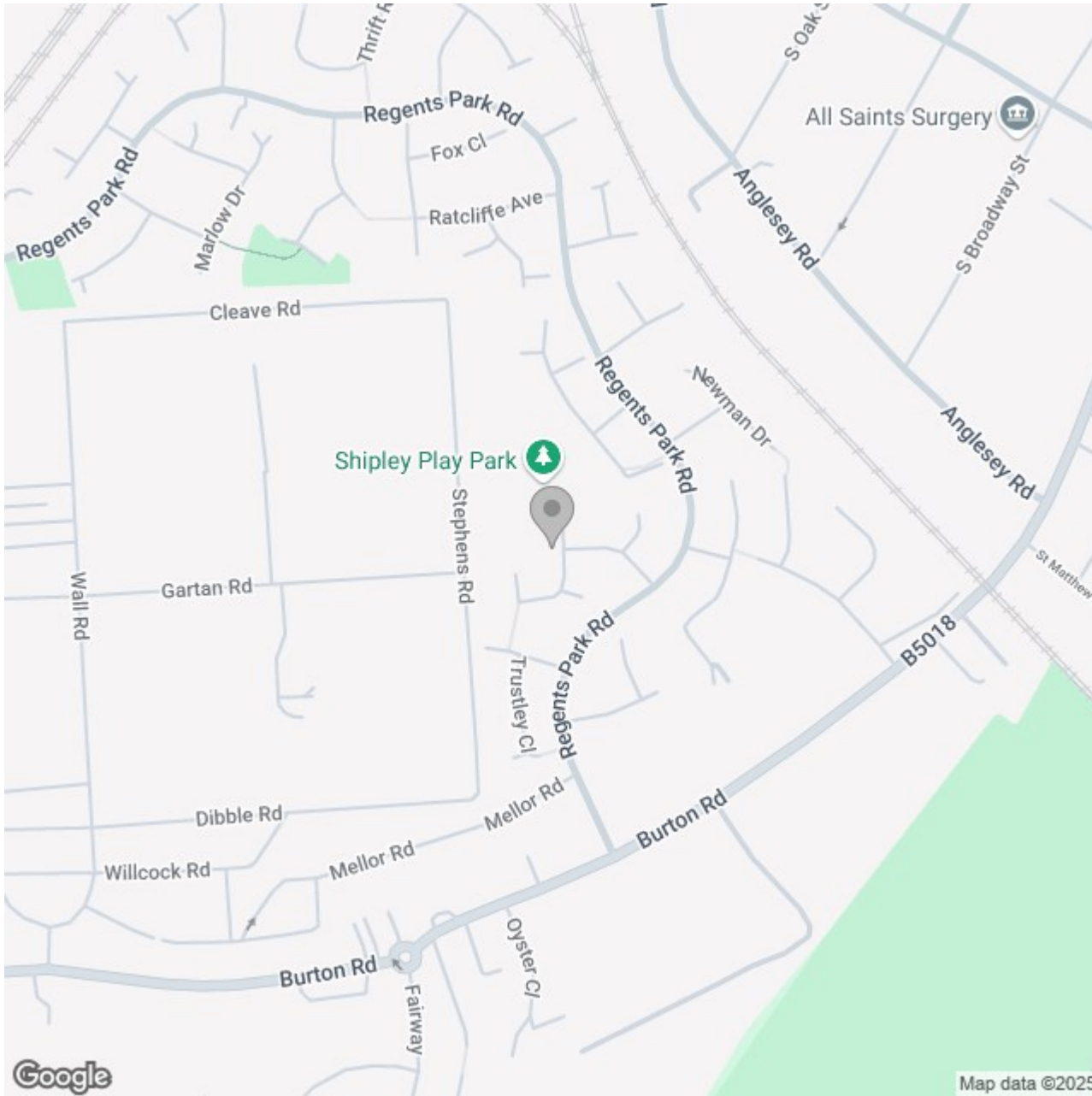
Reduced headroom

..... Below 1.5 m/5 ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	