





This modern townhouse is situated in a practical courtyard setting and benefits from private, allocated off-road parking.

The front door opens into a bright open-plan lounge with a kitchenette, featuring an integrated fridge freezer and electric heating.

Stairs lead to the first floor, which offers a good-sized double bedroom and a family bathroom with an electric shower.

The property is fitted with electric heating throughout.

Conveniently located with easy access to both Burton and Branston, as well as the A38, this home is ideal for those seeking straightforward and accessible living.









Floor 0



Floor 1

Approximate total area⁽¹⁾

39.75 m²

427.87 ft²

Reduced headroom

1.41 m²

15.23 ft²

(1) Excluding balconies and terraces

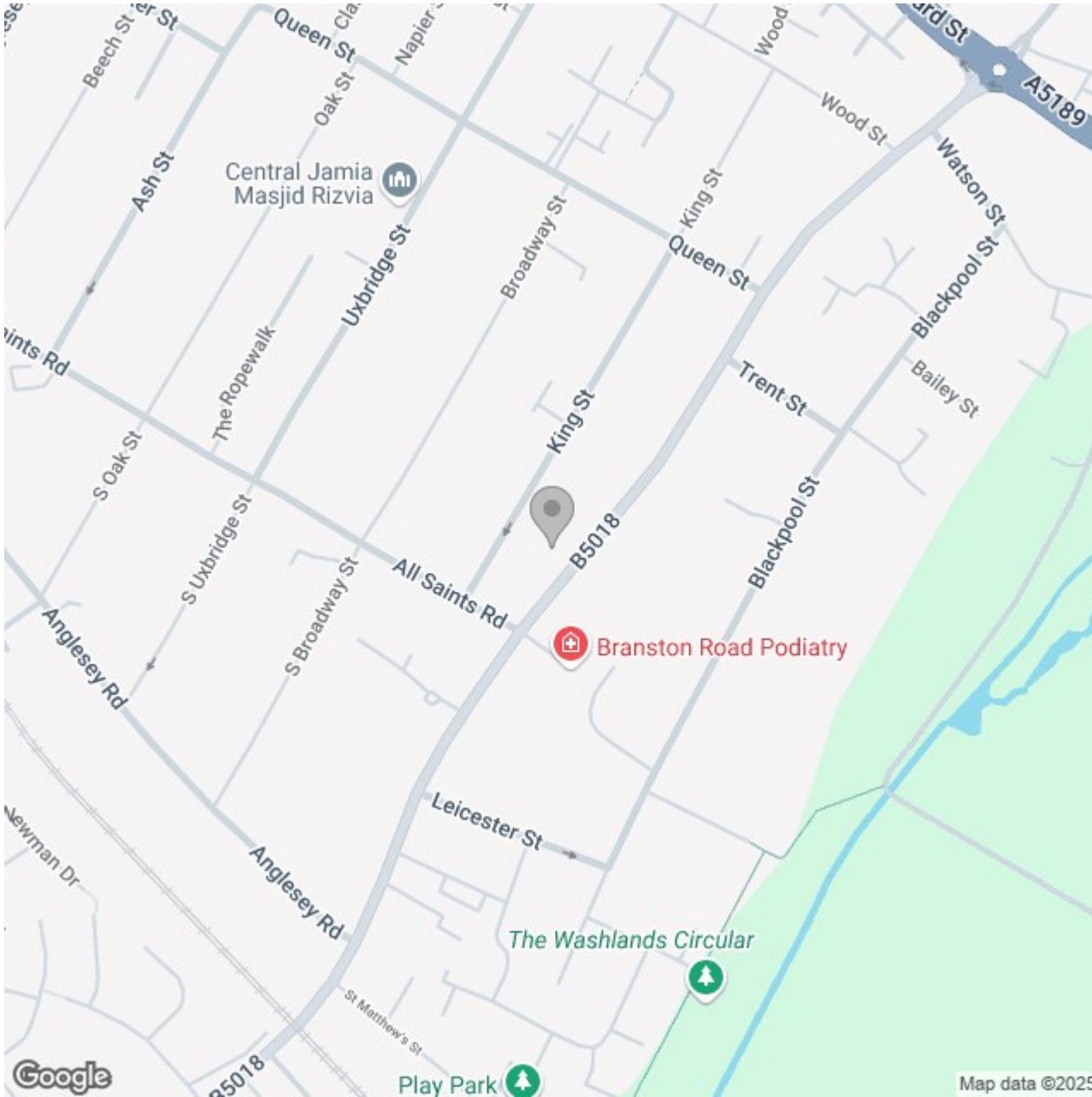
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(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	