ABODE
SALES & LETTINGS

Burton Road, Branston, DEI4 3DL

Asking Price £275,000



https://www.abodemidlands.co.uk







An extensive three-bedroom semi-detached home occupying a generous plot, offering versatile living accommodation along with a range of substantial outbuildings. The property benefits from a separate kitchen, a spacious living area, and a reconfigured conservatory which now provides both a utility space and additional reception space. Externally, the property is complemented by extensive buildings including a large workshop/games room, offering excellent potential for a variety of uses.

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Accommodation

Ground Floor

The accommodation is accessed via an entrance area leading into a spacious living room, offering ample space for both seating and dining furniture, with a feature fireplace creating a focal point.

The kitchen is fitted with a range of matching wall and base units, with windows providing natural light and a door offering access through to the rear.

To the rear of the property, the original conservatory has been divided to create two distinct areas, now comprising a practical utility space alongside a further conservatory seating area. This provides additional versatility and functionality to the ground floor layout.

First Floor

The first floor landing provides access to three bedrooms, all offering comfortable accommodation, along with a fitted bathroom comprising a three-piece suite.

Second Floor / Loft Space

A fixed staircase leads to a useful loft area, providing additional space suitable for a variety of uses.

Outside

The property sits on a substantial plot with a generous garden, mainly laid to lawn, offering plenty of outdoor space.

A particular feature of the property is the range of outbuildings located to the side and rear, including a large games room/workshop. These buildings provide excellent potential for storage, hobbies, or workspace, depending on individual requirements.

To the front, there is off-street parking which leads to the large carport.























AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



































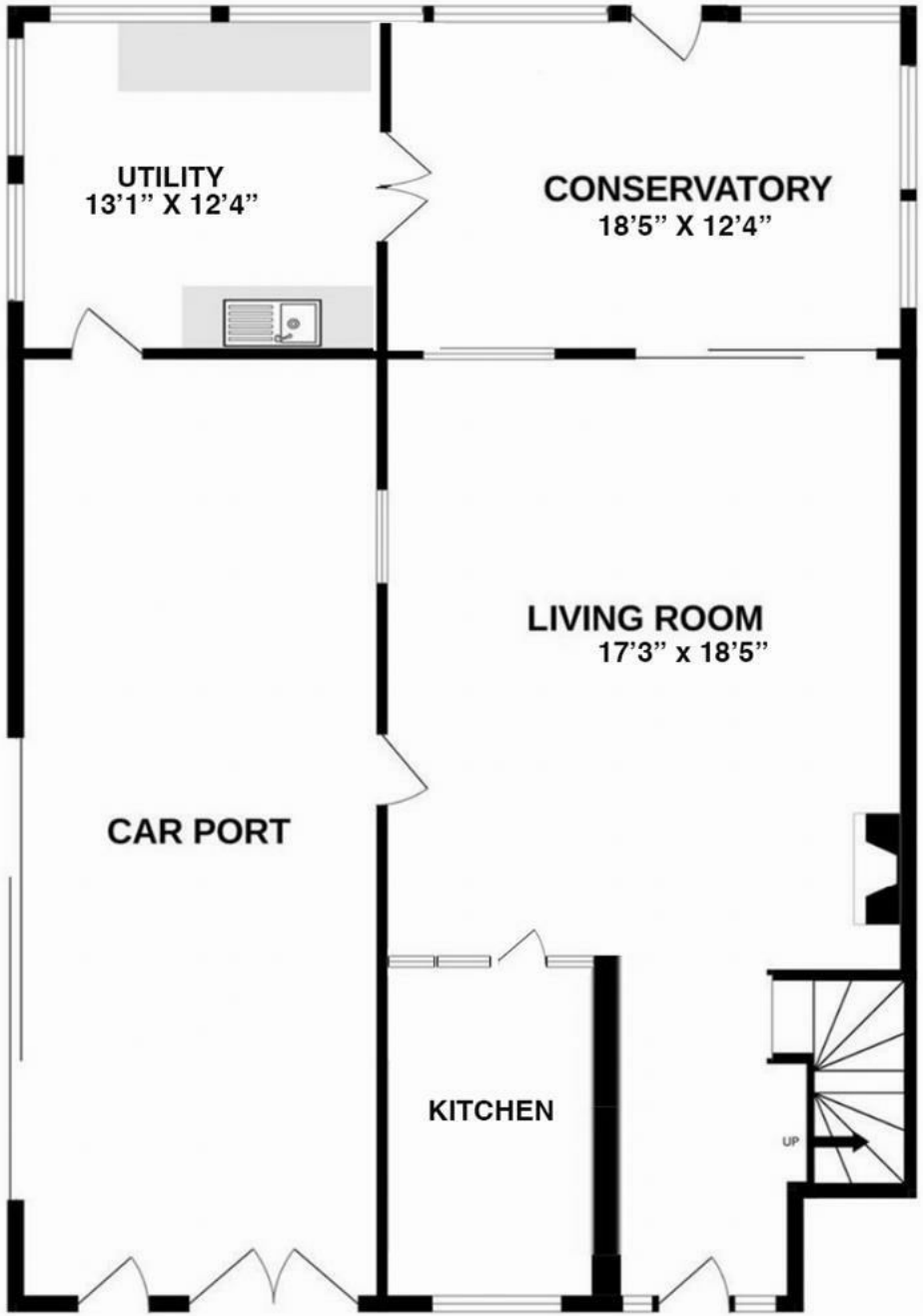


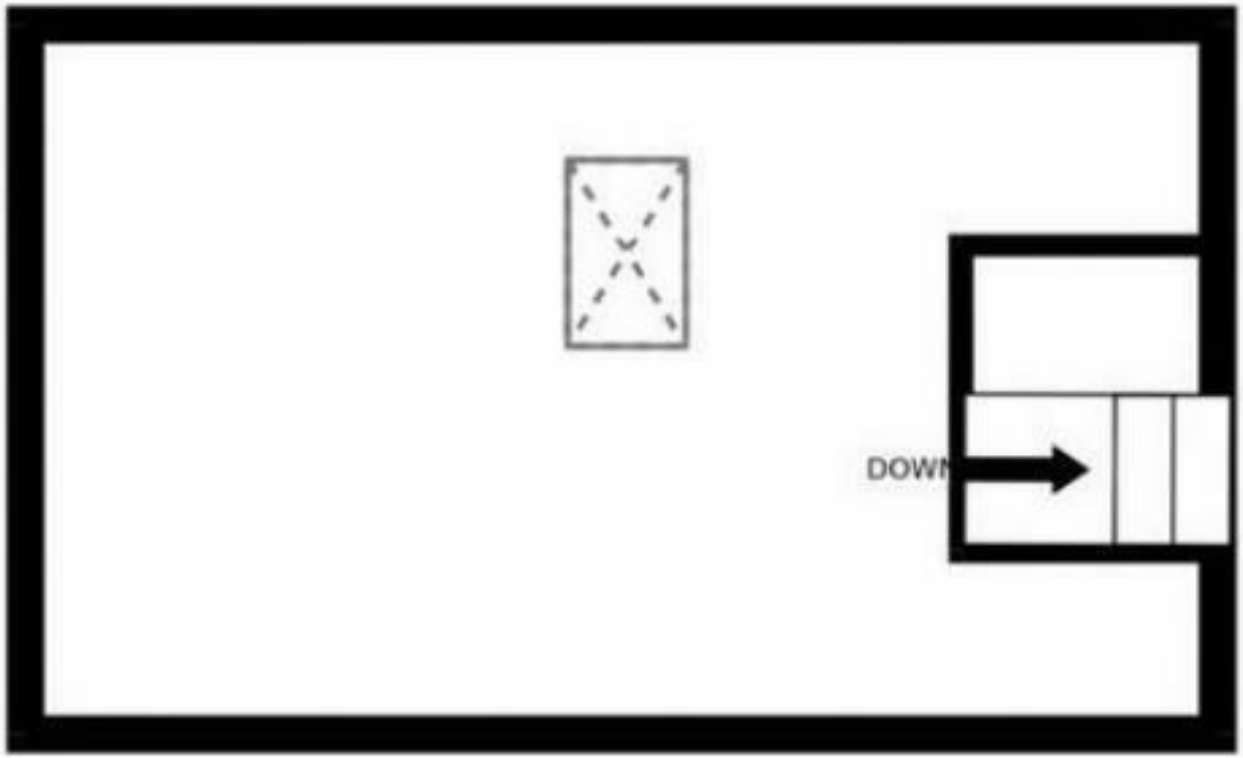









UTILITY
13'1" X 12'4"
CONSERVATORY
18'5" X 12'4"
LIVING ROOM
17'3" x 18'5"
CAR PORT
KITCHEN
UP


DOWN



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.