ABODE
SALES & LETTINGS

Fairway, Branston, DE14 3EJ

Offers Over £290,000

https://www.abodemidlands.co.uk

Offered for sale with NO UPWARD CHAIN stands this well presented four bedroom detached family home situated in the popular Branston Golf Club development. In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, lounge, open plan kitchen diner, cloakroom and conservatory. To the first floor there are four good sized bedrooms and family bathroom and shower room.

Outside the home has driveway leading to the integral single garage and enclosed rear garden mainly laid to lawn.

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Entrance Hall
4.1 x 3.8

Living Room
10'5 x 13'5

Kitchen Diner
22'8 x 9'2

WC
4'10 x 3'8

Conservatory
8'5 x 9'1

First Floor Landing

Bedroom
11'11 x 8'8

Bedroom
10'5 x 7'6

Bedroom
8'7 x 8'9

Bedroom
8'6 x 6'9

Bathroom
6'5 x 5'6

Shower Room
7'3 x 4'4

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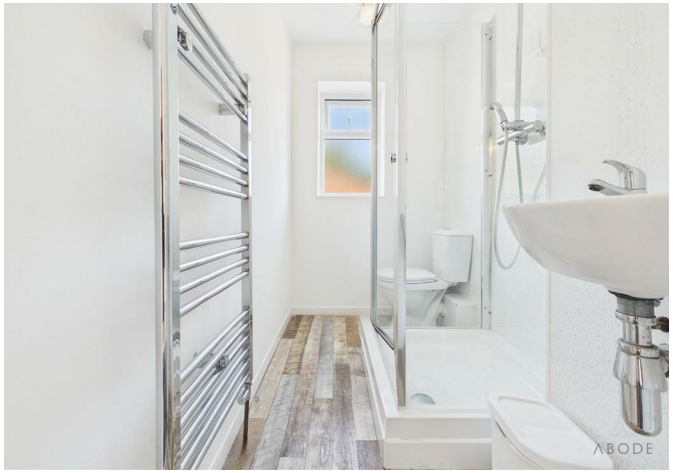
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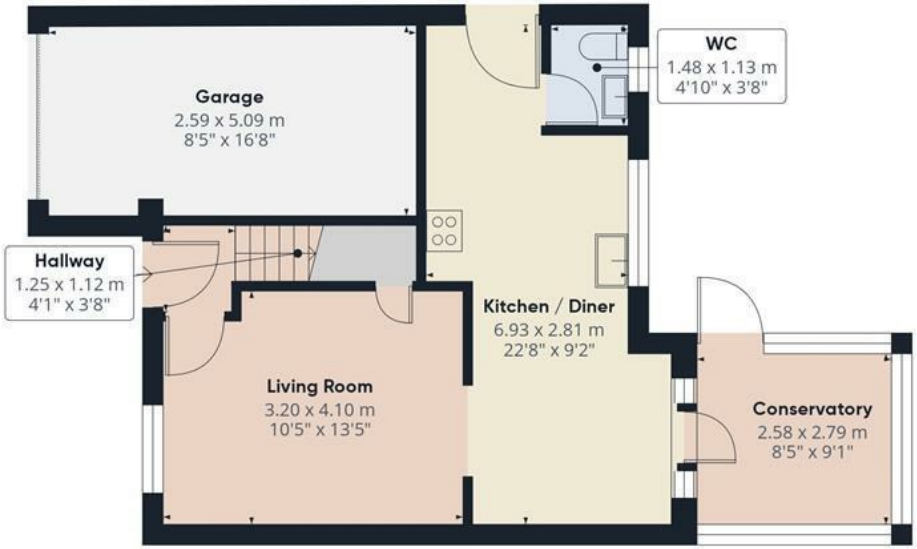

Floor 0

Floor 1

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Approximate total area(1)

95.9 m²

1033 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

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