ABODE
SALES & LETTINGS

Burton Road, Branston, DEI4 3DR

Asking Price £360,000



https://www.abodemidlands.co.uk







An impressive and substantially extended four-bedroom semi-detached family home, offering generous living accommodation, extensive off-road parking and a sizeable detached outbuilding. It benefits from under floor heating as well as a car port on the side of the property with access to the back. 3 years ago the property had a new roof, windows, doors, electrics and pluming.

ABODE
SALES & LETTINGS

Accommodation

The property opens into a bright and welcoming entrance hall, finished with contemporary tiled flooring and providing access to two spacious reception rooms. Both offer versatile settings for relaxing, entertaining and spending time as a family.

At the rear is an attractive kitchen and dining room, fitted with sleek handleless cabinetry, generous work surfaces and a range of integrated appliances. French doors open directly onto the rear courtyard, creating a natural connection between the indoor and outdoor entertaining spaces. A separate utility room and stylish ground-floor wet room complete the ground-floor accommodation.

Upstairs are four bedrooms, with fitted wardrobes providing excellent storage to several rooms. The first floor also benefits from well-appointed bath and shower facilities, including en-suite accommodation.

Outside, the extensive block-paved frontage provides parking for multiple vehicles, while access leads to a large, low-maintenance rear courtyard with ample room for outdoor dining and entertaining.

A particularly notable feature is the substantial detached outbuilding, arranged as storage together with an additional versatile room. This space offers excellent potential for use as a workshop, gym, home office, hobby room or additional storage, subject to any necessary permissions.

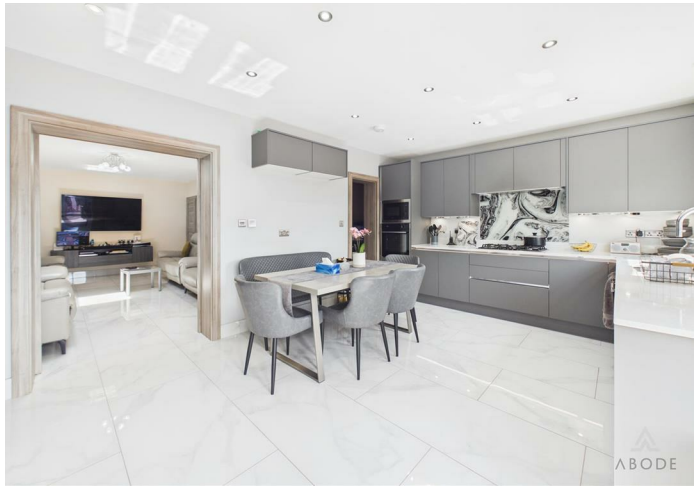

















ABODE


ABODE


ABODE




PALMOLIVE










PALMOLIVE
ABODE


ABODE


ABODE


ABODE


ABODE


ABODE



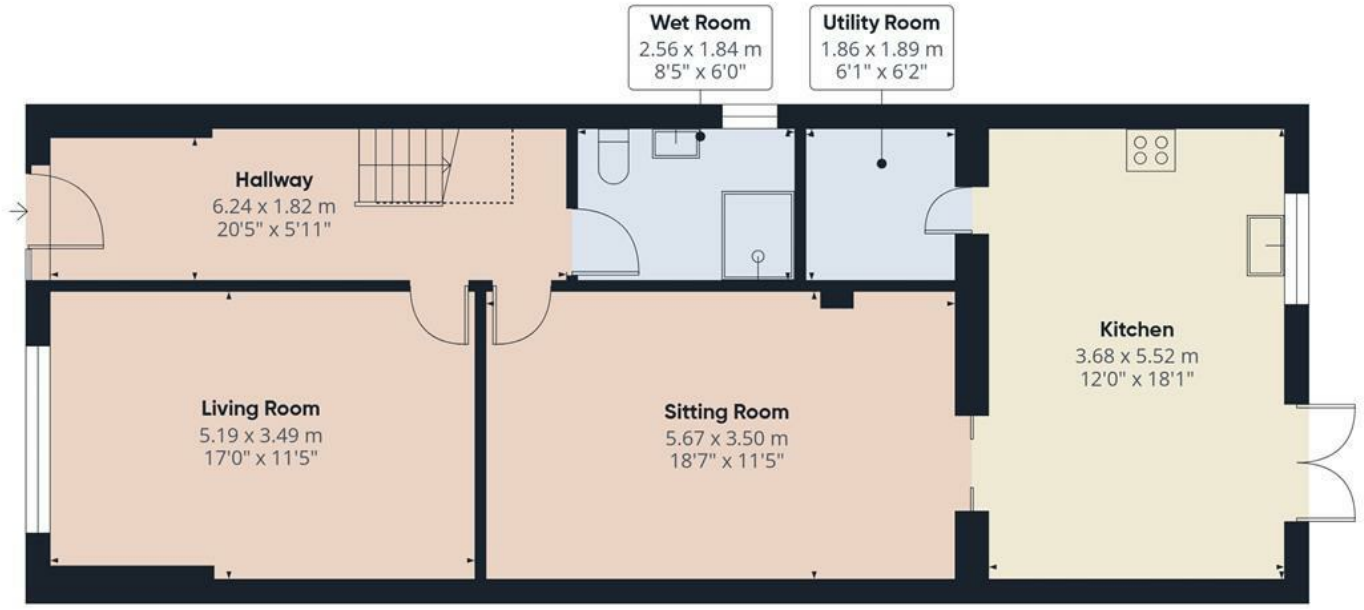




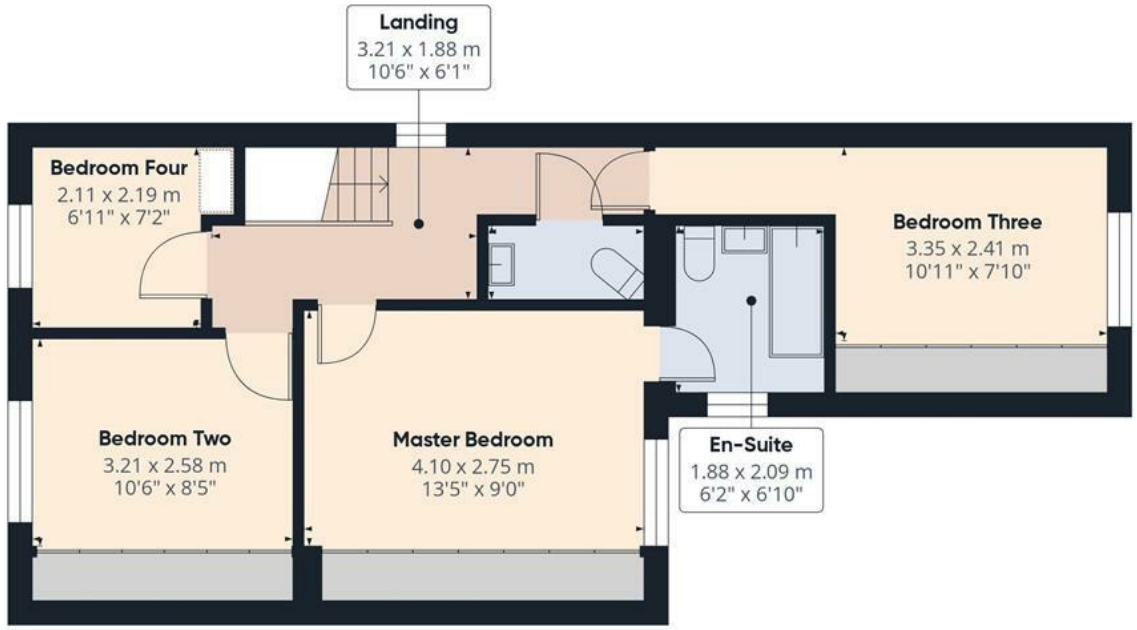








Floor 0 Building 1





Floor 1 Building 1

ABODE

Approximate total area(1)

129.8 m²

1399 ft²

Reduced headroom

1.4 m²

15 ft²

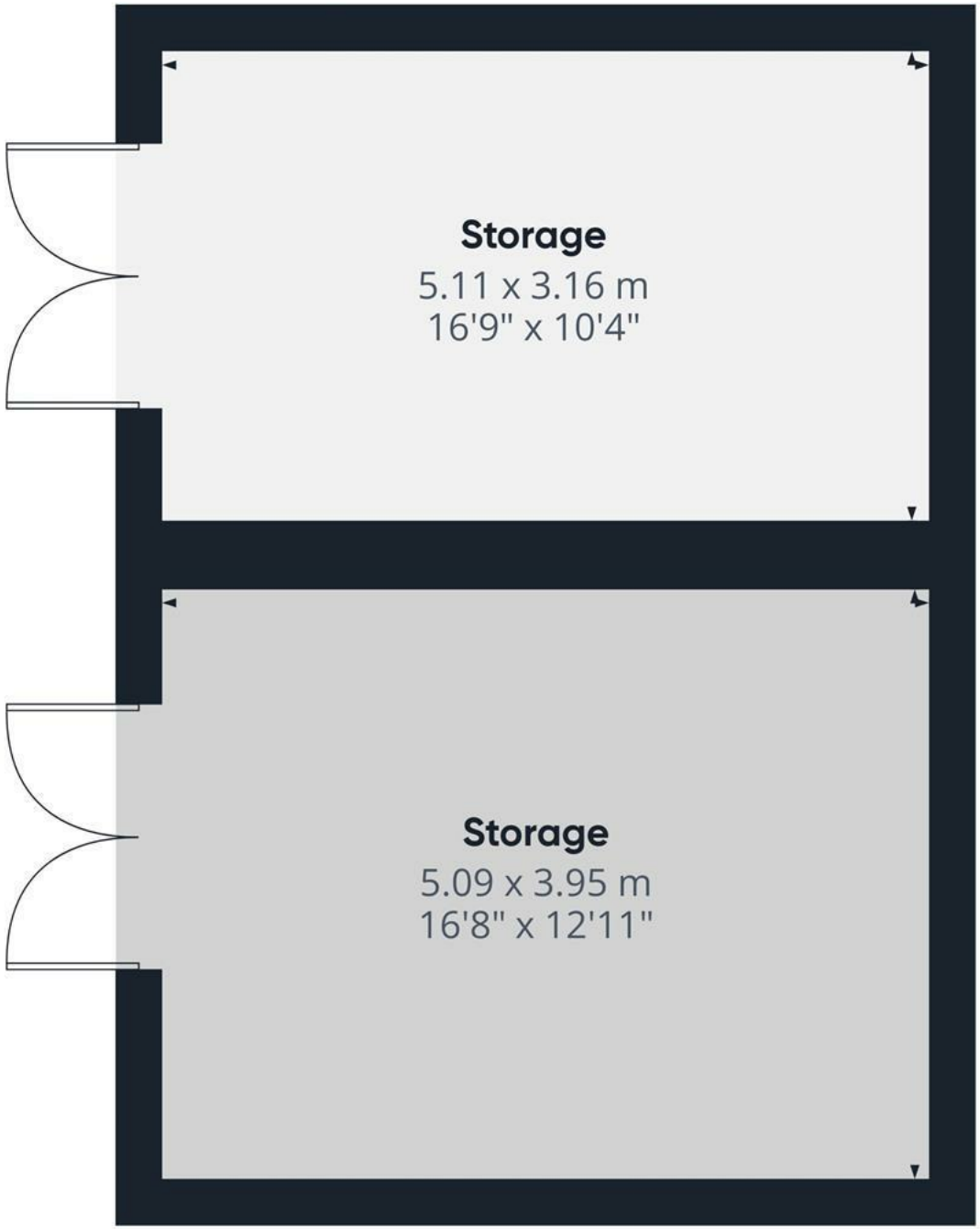
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



E
N S
W

Floor 0 Building 2

ABODE

Approximate total area(1)

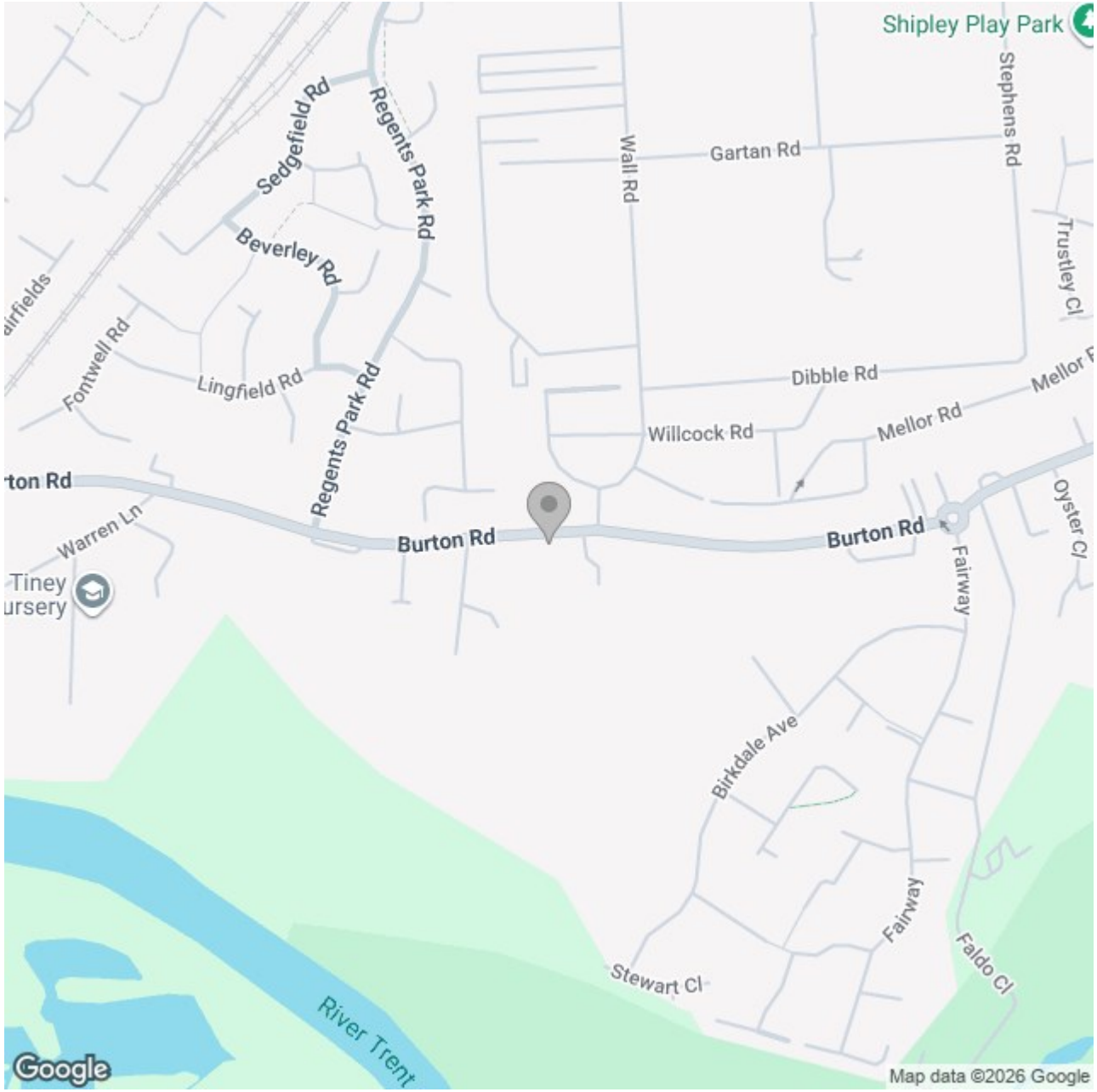
36.3 m²

390 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		
(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	

ABODE
SALES & LETTINGS

https://www.abodemidlands.co.uk

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.