



PORTFOLIO
from



william h brown

High Street, Brant Broughton, LN5 0SA

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Introducing this beautifully presented, executive four bedroom detached home in the sought after village of Brant Broughton. Offering fantastic accommodation throughout the property benefits from a kitchen/diner, two reception rooms, double garage, private garden and air source heat pump system.



Ground Floor

The ground floor benefits from underfloor heating which is via air source heat pump.

Entrance Hall

Beautiful galleried landing with storage cupboard to the entrance hall.

WC/Cloakroom

WC and Wash hand basin.

Living Room

24' 4" x 14' 6" (7.42m x 4.42m)

Multi fuel burner with fireplace surround. patio doors to the rear and double glazed window to the front.

Dining Room/Play Room

15' x 10' 1" (4.57m x 3.07m)

Double doors to the hallway and double glazed window to the front.

Kitchen/Diner

26' 7" x 14' 1" (8.10m x 4.29m)

Range of low and eye level units with electric oven, induction hob, extractor, space for an American style fridge/freezer and sink and drainer. Double glazed window to the rear and Bi-fold to the rear garden.



Utility Room

Range of low and eye level units with plumbing for washing machine, space for tumble dryer and door to the side.

First Floor - Landing

Galleried landing with access to the loft, storage/airing cupboard, radiator and double glazed window to the front.

Bedroom One

14' 6" x 14' 3" (4.42m x 4.34m)

Leading off the galleried landing the master bedroom has

two radiators and double glazed window to the front.

Dressing Room

9' 8" x 6' 4" (2.95m x 1.93m)

Complete with built in wardrobes, radiator and double glazed window to the rear.

En-Suite

Part tiled en-suite benefiting from underfloor heating, double shower cubicle, extractor, heated towel rail, vanity unit with WC and wash hand basin. Obscured double glazed window to the rear.

Bedroom Two

15' x 10' 4" (4.57m x 3.15m)

Spacious bedroom with built in wardrobes, two radiators and double glazed window to the front.

Bedroom Three

11' 11" x 10' 11" (3.63m x 3.33m)

Spacious bedroom with built in wardrobes, radiator and double glazed window to the rear.

Bedroom Four

11' 11" max x 9' 1" max (3.63m max x 2.77m max)

Radiator and double glazed window to the rear.

Family Bathroom

A fantastic four piece bathroom with part tiling, WC, wash hand basin, heated towel rail, extractor, shower cubicle and bath with mixer tap. Obscured double glazed window to the rear.

Outside

Front Garden

The front of the property is mainly laid to lawn.

Rear Garden

The rear of the property is enclosed with timber fencing with mainly laid to lawn, patio area and a range of mature shrubs and plants. The garden also benefits from being very private.

Double Garage

Double garage with electric doors.



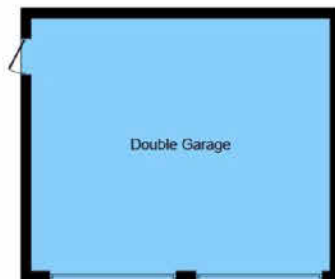




Ground Floor



First Floor



Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

High Street, Brant Broughton, LN5 0SA

Introducing this beautifully presented, executive four bedroom detached family home offering fantastic accommodation throughout in the sought after village of Brant Broughton. The ground floor comprises of Entrance hall, WC/Cloakroom, Living room, Dining /Play room, Kitchen/Diner with Bi-fold doors leading out into the rear garden and Utility room. The first floor offers a feature galleried Landing, Master bedroom with both en-suite and Dressing room with built in wardrobes, Bedroom two, Bedroom three, Bedroom four and a Four piece family bathroom. Externally, the property boasts a double garage with electric doors and driveway providing ample off road parking. The enclosed rear garden is private, very generous in size and well-maintained by the current owners with a range of plants and shrubs as well as being largely laid to lawn with a large patio/seating area perfect for entertaining guests.

Offers in excess of

£600,000

- DETACHED HOUSE
- FOUR BEDROOMS
- AIR SOURCE HEAT PUMP WITH GROUND FLOOR UNDERFLOOR HEATING
- DOUBLE GARAGE & DRIVEWAY

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

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