







A well-presented two-bedroom semi-detached home situated in the popular residential area of Branston, ideally located close to local amenities, excellent transport links, and the renowned Branston Golf and Country Club. The property offers well-proportioned living accommodation throughout, including a spacious lounge diner, a modern kitchen, and two generous bedrooms. Outside, the home benefits from off-street parking via a driveway and a single garage, as well as a generous rear garden—perfect for outdoor enjoyment.





## Accommodation

### Ground Floor

The property is entered via a front door leading into a welcoming entrance hallway, with an opening through to the kitchen. The kitchen is fitted with a selection of matching wall and base units, an electric oven, gas hob with extractor over, tiled splash backs, a sink with mixer tap and drainer, space for a washing machine, and under-counter drawers. A double-glazed window overlooks the front elevation, offering ample natural light. From the hallway, a door leads into the spacious lounge diner, which features two central heating radiators, stairs rising to the first floor, and sliding doors opening out onto the rear garden—providing a bright and airy living and dining space.

### First Floor

To the first floor, a landing gives access to two well-proportioned bedrooms and a family bathroom. The master bedroom includes a built-in wardrobe, a central heating radiator, and a double-glazed window. The second bedroom also has a central heating radiator and a double-glazed window. The family bathroom is fitted with a three-piece suite comprising a panelled bath with mixer tap and shower over, a wash hand basin with mixer tap, and a low-level WC. The room is finished with tile splash backs, recessed spotlighting, and a heated ladder towel rail.

### Outside

To the front of the property is a lawned garden



alongside a driveway providing off-street parking and access to the single garage. The rear garden is of a generous size and features a laid-to-lawn area, enclosed by timber fencing, with a patio area ideal for outdoor seating or entertaining.









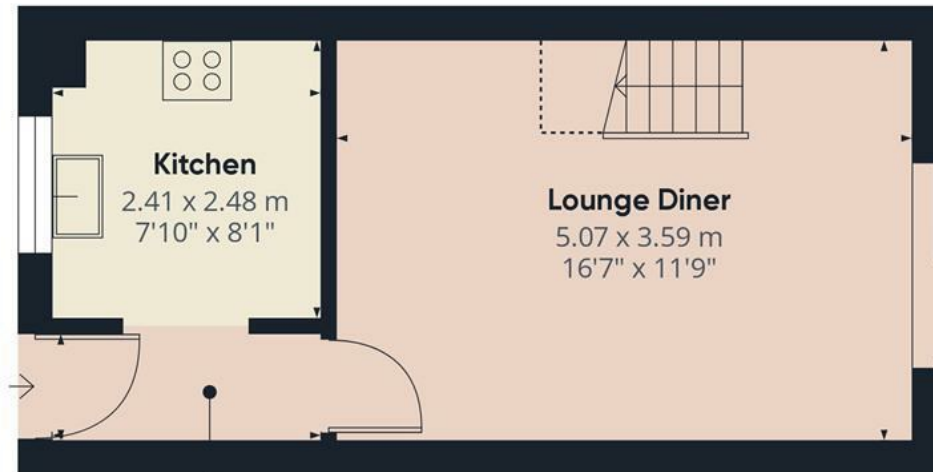






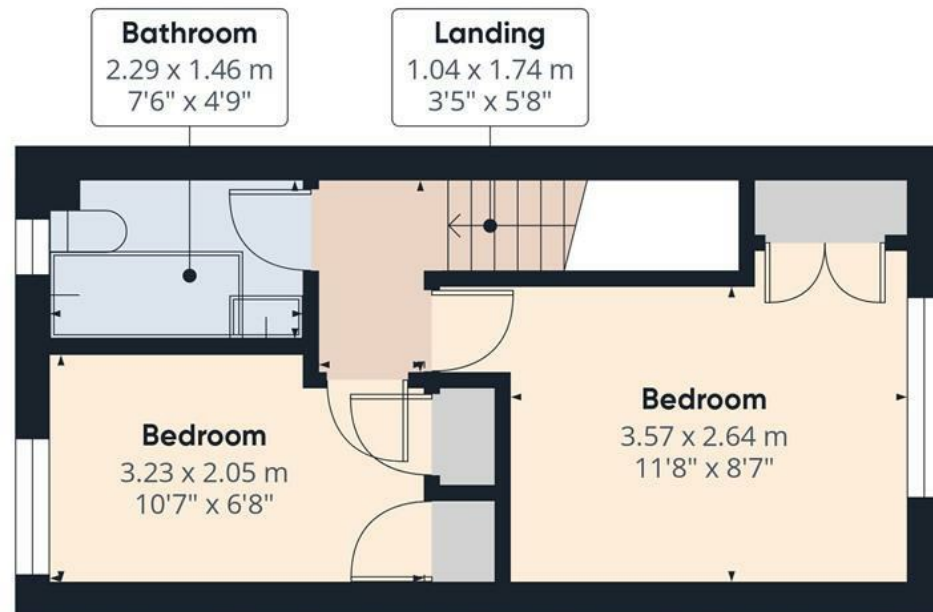






**Hallway**  
2.40 x 1.05 m  
7'10" x 3'5"

Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

50.96 m<sup>2</sup>  
548.53 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
13.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

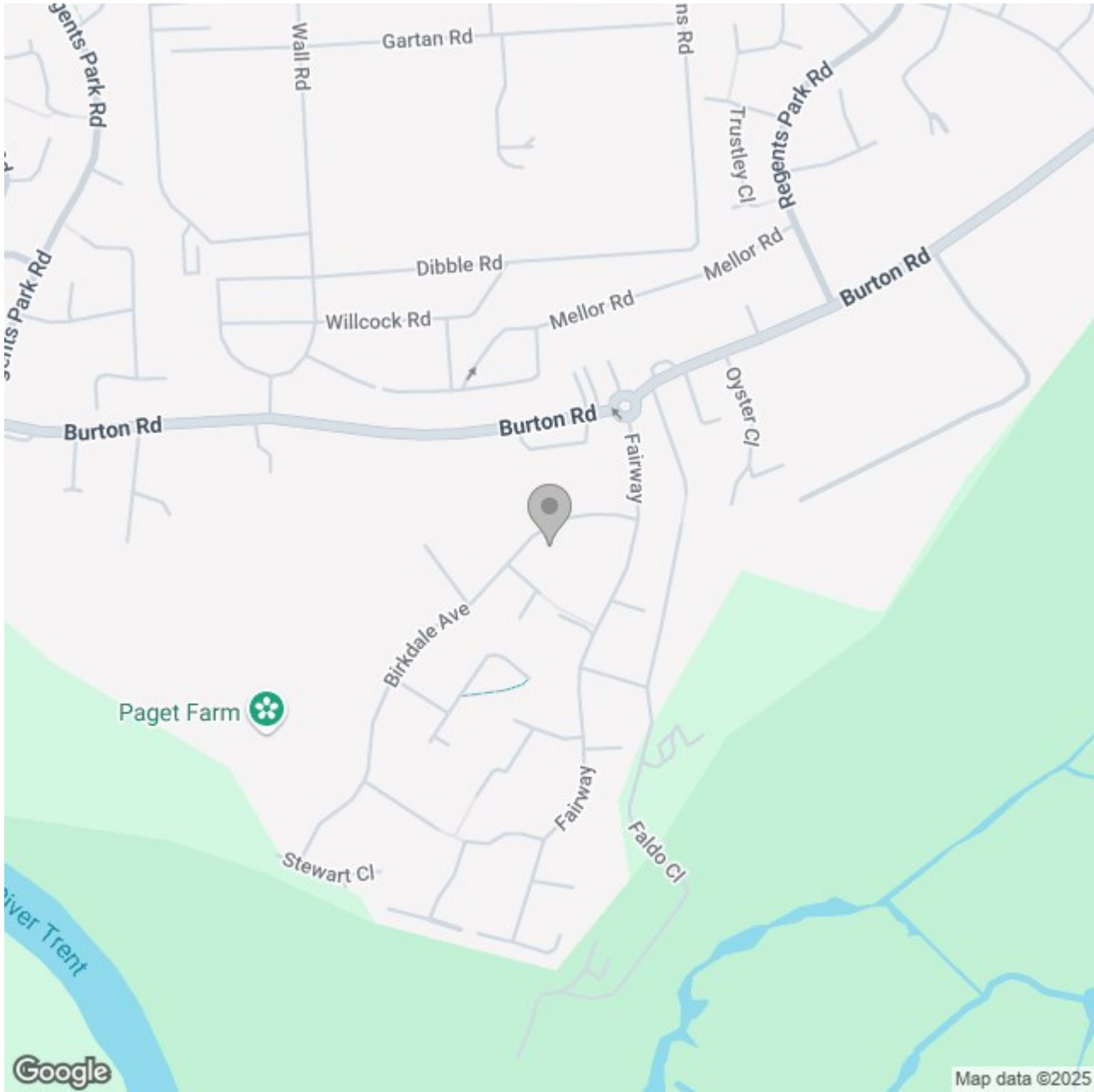
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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 