



HAMPSONS
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Castleford Road, Braunstone Town

£390,000

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A stunning and spacious four bedroom detached house with an open plan layout and beautiful landscaped garden this house would make a perfect forever home. Upon entry through a composite door and entrance porch is the entrance all with stairs off. A Living room with Wood burner and bay window is a perfect relaxing space leading though an opening to the Dining area and open plan Kitchen. The Kitchen has a granite worksurface with great storage and space for appliances. A Utility room provides a space to do your washing and leads to the converted garage/storage area. A sunny garden room currently used as a Lounge Dining space leads through double doors to the garden, a lovely entertaining space. Upstairs there are four bedrooms with the master having a four piece Ensuite with freestanding bath and separate shower. The Shower Room has a walk in shower, basin and WC. Outside a driveway provides parking and the rear garden is landscaped with porcelain patio, lawn and play area.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, quantities and details in this plan are shown based on the best available information to their knowledge or reliance can be given. Make well welcome 02022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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