



Lingfield Road, Branston
Burton-On-Trent, DE14 3BQ

Offers in the Region Of £195,000

Branston

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This fantastic property is situated in Branston, Burton upon Trent, within convenient distance of highly rated local schools and local amenities. Ideal for first time buyers and downsizers alike, this charming home is not to be missed.

Approached via a driveway with side access, and an attractive gravel frontage with a path leading to the front door, the internal accommodation does not disappoint.

Through the entrance hall is a cosy but spacious lounge to the fore, providing a lovely evening room. To the rear is a beautiful bright kitchen/diner which has been thoughtfully extended and laid out to create the ideal social/entertainment space for family and friends. This stunning room features modern fitted appliances, three sky light windows, and French doors out to the rear garden.

Upstairs off the landing are two great size bedrooms and a family sized bathroom with bath, wash hand basin, and W.C. Both bedrooms are ideal size for usage as such, or the second bedroom could be utilised as a work-from-home study.

Outside is a south facing private rear garden with a low maintenance lawn surrounded by patio area, with fully fenced enclosure and access to a deceptively spacious side courtyard/side entrance.





Property Specification

EXTENDED TWO BEDROOM SEMI-DETACHED HOME
IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS
HIGHLY SOUGHT AFTER LOCATION
BEAUTIFULLY EXTENDED KITCHEN/DINER TO REAR
SPACIOUS LOUNGE

Hall

Lounge 14' 2" x 11' 9" (4.31m x 3.59m
max, 2.69 min)

Kitchen/Diner 17' 8" x 16' 6" (5.38m x
5.04m max, 3.38 min)

Bedroom One 11' 9" x 11' 6" (3.59m
max, 2.63 min x 3.50m)

Bedroom Two 10' 7" x 6' 0" (3.22m x
1.83m)

Bathroom 7' 5" x 5' 6" (2.25m x
1.67m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: B
Tenure: Freehold
Loft insulated & part boarded

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

