



- 2/3 Bedroom Bungalow
- Lounge & Kitchen Diner
- Utility Room/Bedroom 3
- 19'0" Conservatory
- Bathroom & A Separate WC
- Garage & Parking
- Cul-De-Sac Location
- Chain Free

Villa Close, Branston, LN4 1LW,
Offers In Region Of £250,000





Situated in this cul-de-sac location in the village of Branston. StarkeyBrown are pleased to offer for sale this 2 bedroom bungalow. There is a utility room with this bungalow which could be easily converted to provide a third bedroom. Additional accommodation comprises of entrance hallway, lounge and kitchen diner, bathroom and a separate WC, 19ft conservatory. Additional benefits include extensive uPVC double glazing and gas central heating system. Outside there is a driveway with off street parking for 2/3 cars leading up to garage. To truly appreciate this property an internal inspection is highly recommended. Council tax band: C. Freehold.



Front door into:

Enclosed Entrance Porch

With further door through to:

Hallway

Having access to loft and large storage cupboard.

Lounge

12' 10" x 13' 1" (3.91m x 3.98m)

Having a large uPVC bay window to front aspect and radiator. Archway through to:

Kitchen Diner

15' 1" x 8' 8" (4.59m x 2.64m)

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboard and drawers, 2 uPVC windows to rear aspect, single sink with single drainer unit, 4 ring electric hob and oven.

Bedroom 1

13' 2" max x 11' 10" (4.01m x 3.60m)

Having uPVC window to front aspect and radiator.

Bedroom 2

12' 0" x 8' 8" (3.65m x 2.64m)

Having double glazed window, radiator and full length fitted wardrobes.

Utility Room

8' 8" x 6' 6" (2.64m x 1.98m)

Having base units, rolled edge worktop surfaces, uPVC window and door to conservatory.

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Having a 3 piece suite comprising a panelled bath, wash hand basin, low level WC, radiator and uPVC window.

Separate WC

5' 4" x 3' 5" (1.62m x 1.04m)

Having a 2 piece suite comprising of low level flush WC, wash hand basin, radiator and uPVC window to front aspect.

Conservatory

19' 1" x 9' 9" (5.81m x 2.97m)

Having uPVC double glazing, French doors to rear garden.

Outside Rear

Is private being south-facing and enclosed having block paved patio, a lawned area and a fenced surround. There is a driveway with off street parking for 2/3 cars leading up to single garage.

Single Garage

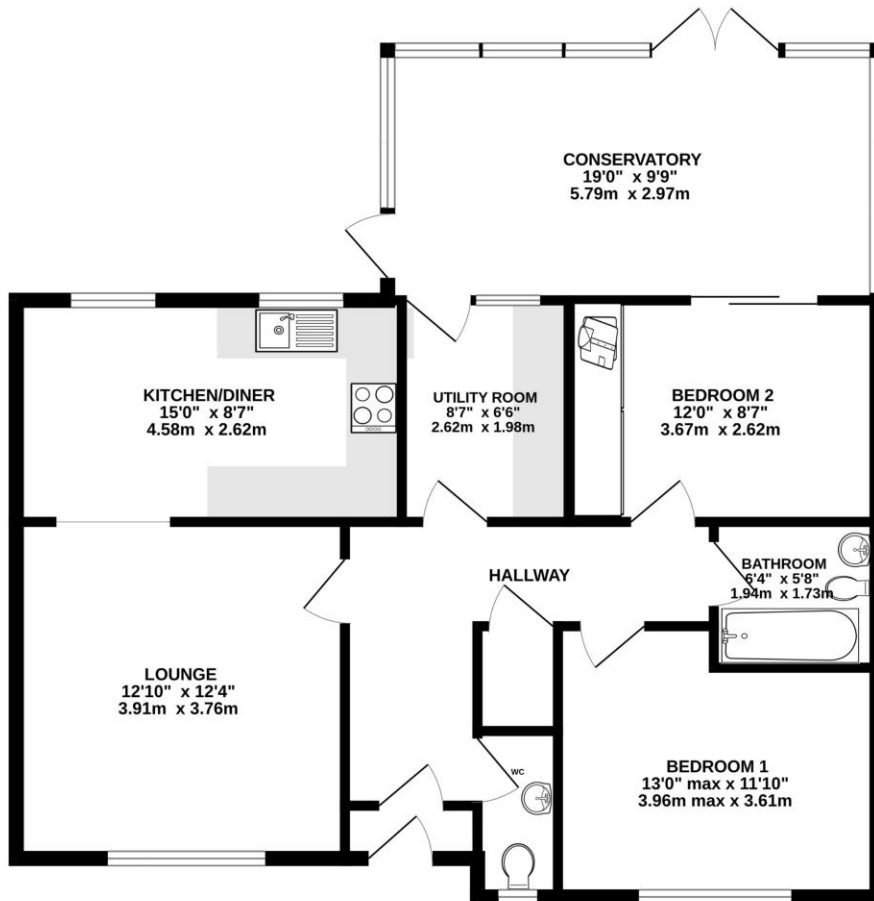
16' 5" x 8' 2" (5.00m x 2.49m)

Having up and door, light and power. Personnel door to rear garden.





GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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