



- Spacious 4 Bedrooms Detached House
- En-Suite To Master
- 19'9" Lounge
- 19'9" Kitchen Diner
- Utility Room & Downstairs WC
- West-Facing Garden
- 20'0" X 10'6" Garage
- Still Under NHBC Guarantee

Kirk Road, Branston, LN4 1FQ,
£320,000





Situated in this modern development in the sought after village of Branston. Starkey&Brown are delighted to offer for sale this spacious 4 bedroom detached house. Additional accommodation comprises of entrance hallway, 19'9" lounge, 19'9" open plan kitchen diner, utility room and downstairs WC. Whilst to the first floor has 4 good size bedrooms with en-suite to master and family bathroom. Outside the property has a west-facing rear garden which is mainly laid to lawn and access to a 20'0" x 10'6" larger than average single garage. Council tax band: D. Freehold.



Front door into:

Hallway

Having door to lounge, French doors into kitchen diner, understairs storage cupboard and stairs rising to first floor.

Downstairs WC

Having a 2 piece suite comprising of wash hand basin, low level flush WC, tiled flooring, part tiled walls and radiator.

Lounge

19' 9" x 11' 4" (6.02m x 3.45m)

Having uPVC window to front aspect, 2 radiators and uPVC French doors leading to rear garden.

Open Plan Kitchen & Diner (total measurement)

19' 8" x 11' 9" (5.99m x 3.58m)

Kitchen Area

Having a range of fitted wall and base units with ample worktop surfaces, built-in breakfast bar, integrated appliances include a 4 ring gas hob, double oven, dishwasher, fridge and freezer, single sink with single drainer unit.

Dining Area

Having ample space for a good size dining table, a radiator and uPVC windows to front and side aspects. Both the kitchen and dining area also has fully tiled flooring.

Utility Room

6' 7" x 4' 7" (2.01m x 1.40m)

Having base units with worktop surface over, single radiator and tiled flooring.

First Floor Landing

Having a large airing cupboard measuring 48" x 2'10" having hot water cylinder and ample storage.

Bedroom 1

11' 6" x 11' 1" (3.50m x 3.38m)

Having fitted wardrobes, radiator and uPVC window and door to:

En-Suite

6' 5" x 4' 7" (1.95m x 1.40m)

Having a walk-in double shower cubicle with mains fed shower inset, wall mounted wash hand basin with drawer below, low level flush WC, tiled flooring and partially tiled walls.

Bedroom 2

12' 0" x 9' 9" (3.65m x 2.97m)

Having uPVC window, fitted wardrobes and radiator.

Bedroom 3

10' 0" x 9' 7" (3.05m x 2.92m)

Having fitted wardrobes, radiator and uPVC window.

Bedroom 4

10' 2" x 8' 4" (3.10m x 2.54m)

Having uPVC window and single radiator.

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Having a 3 piece suite comprising of panelled bath with mains fed shower over and glass shower screen, wall mounted hand wash basin with drawer below, low level flush WC, tiled flooring, uPVC window and stainless steel heated towel rail.

Outside Front

There is a front garden which is mainly laid to lawn with a variety of plants, block paved driveway leading up to a larger than average single garage.

Single Garage

20' 0" x 10' 6" (6.09m x 3.20m)

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

Outside Rear

Having a stone walled surround, west-facing and is mainly laid to lawn with a paved patio area and paved path leading to garage.

Agents Note

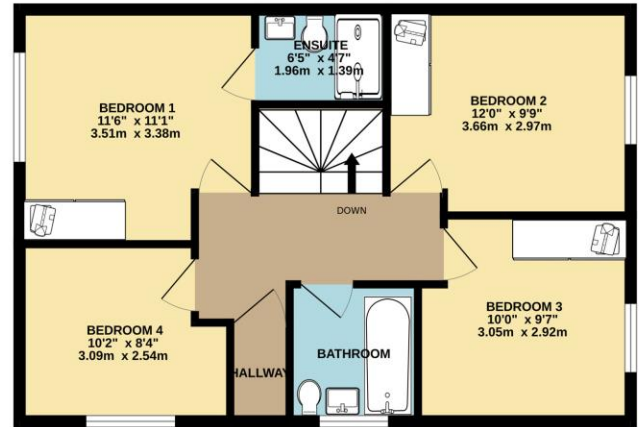
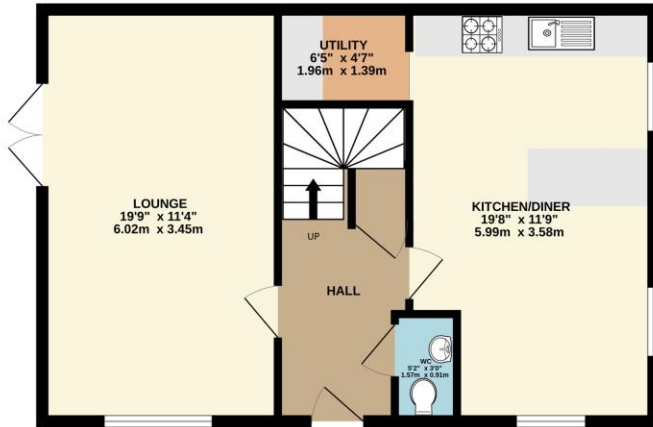
The property has an annual service charge currently stands at £182 per annum.





GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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