



- Detached House Built In 2019
- Ex-Show Home By Lovell Homes
- 3 Double Bedrooms
- 2 Bathrooms
- Kitchen Diner & Utility
- Lounge & Ground Floor WC
- Landscaped Rear Garden
- Driveway Parking & Garage

Goldcrest Avenue, Branston, LN4 1FW,
£339,950





Starkey&Brown are delighted to represent this immaculately presented 3 bedroom detached home built in 2019 by Lovell homes. The property is an ex-show home and comprises lounge, 25'3" kitchen diner with a range of integral appliances and modern fitted units, access to a utility and ground floor WC. Rising to the first floor there are 3 double bedrooms, master bedroom benefitting from built-in wardrobes and en-suite shower and a further 4 piece family bathroom. To the rear of the property there is a landscaped rear garden which enjoys the sun throughout the day. To the front of the property there is driveway parking for a minimum of 2 vehicles plus access to a single garage. The village of Branston is well regarded due to its wealth of amenities such as schooling at primary and secondary levels, doctors surgery, Co-op foodstore, public house, a popular village cafe, easy access to the eastern bypass giving further access to the A46. For further details or to arrange a viewing contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having a composite front door entry, radiator, stairs rising to first floor and internal access to garage. Access into:

Lounge

16' 4" x 11' 11" max (4.97m x 3.63m)

Having uPVC double glazed window to front aspect and radiator.

Kitchen Diner

25' 3" x 10' 7" (7.69m x 3.22m)

Having a range of base level units with counter worktops, integral fridge freezer, double oven, gas hob and extractor unit, integral dishwasher, tiled flooring, 2 radiators, understairs storage cupboard, uPVC double glazed window to rear aspect and French doors to rear aspect leading onto rear garden. Access into:

Utility Room

6' 1" x 5' 11" (1.85m x 1.80m)

Having a range of base level units with space and plumbing for washing machine and dryer, tiled flooring, radiator, extractor unit, external composite door to side aspect, stainless steel sink and drainer unit. Access to:

Downstairs WC

2' 11" x 5' 11" (0.89m x 1.80m)

Having radiator, wall mounted basin unit, tiled flooring and extractor unit.

First Floor Landing

Having storage cupboards, radiator and loft access. Loft being insulated, no boarding no ladder, there is a TV antenna.

Master Bedroom

18' 11" max x 13' 9" max (5.76m x 4.19m)

Having built-in wardrobes, 2 uPVC double glazed windows to front aspect and radiator. Access to:

En-Suite

5' 3" x 6' 6" (1.60m x 1.98m)

Having shower cubicle, floating hand wash basin unit, pedestal WC, chrome heated hand towel rail, tiled flooring, uPVC double glazed obscured window to front aspect.

Bedroom 2

12' 6" max x 13' 5" max (3.81m x 4.09m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

12' 6" x 9' 9" (3.81m x 2.97m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

6' 10" x 9' 2" (2.08m x 2.79m)

Having shower cubicle, panelled bath, floating hand wash basin unit and pedestal WC, tiled floor and surround, extractor unit, chrome heated hand towel rail and a uPVC double glazed obscured window to side aspect.

Outside Rear

Is mostly laid to lawn and landscaped with a range of mature flowerbeds, timber decking seating area, outside water source, additional patio, pathway leading to the side access to the front of the property and enclosed with fenced perimeters.

Outside Front

To the front of the property there is driveway parking for a minimum of 2 vehicles, a landscaped front lawn and access to single garage.

Garage

18' 5" x 9' 9" (5.61m x 2.97m)

Having up and over door, power and lighting.

Agents Note

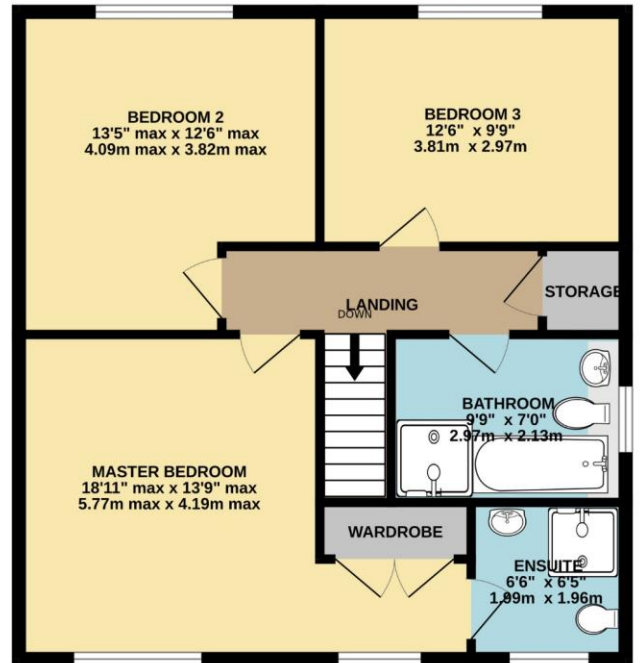
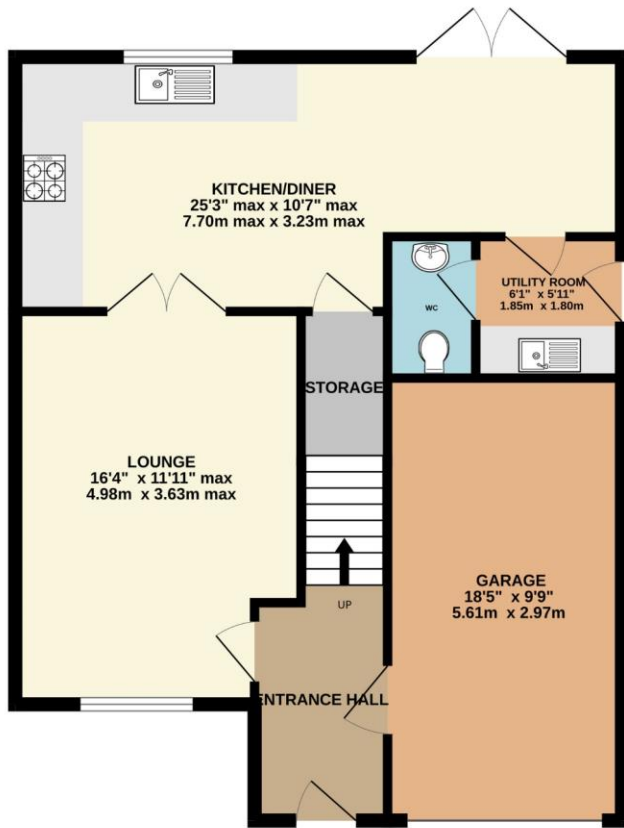
We have been informed by the vendors there is a service charge of £207.52. Please contact the office for more information.





GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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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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