



- Extended Detached Family Home
- Edge Of Village Location
- Countryside Views
- 4 Bedrooms

- Potential For Annexe
- Versatile Living Accommodation
- Large Driveway & Double Garage
- NO CHAIN!

Silver Street, Branston, LN4 1LF,
Offers In Region Of £450,000





Located on the fringes of Branston, with south facing views over adjacent countryside is this extended four bedroom detached house in Branston. The property offers versatile living, to include potential for annexe space and is well presented throughout. Accommodation briefly comprises a large entrance hallway which offers space for use as an office, ground floor WC, inner hallway, lounge with bay window and open fireplace, dining room, kitchen, family room, ground floor bedroom and ground floor shower room. To the first floor there are three further bedrooms and a bathroom. Outside the property offers driveway parking for many vehicles, double garage, workshop, established gardens and additional courtyard garden to the rear. Call today to view!! Council tax band: D. Freehold.



Entrance Hallway/Office

Having uPVC front entrance door, ceramic tiled floor, exposed brick wall and door into entrance hallway.

Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, ceramic tiled floor and radiator.

Inner Hallway

Having ceramic tiled floor, radiator and stairs rising to first floor.

Lounge

13' 5" into bay x 10' 10" (4.09m x 3.30m)

Having cast-iron open fireplace with tiled hearth and inset and wooden surround, walk-in bay window to front aspect, laminate wood effect flooring, radiator, coved ceiling and archway into:

Dining Room

13' 5" max x 11' 5" (4.09m x 3.48m)

Having laminate wood effect flooring, radiator and coved ceiling.

Family Room

15' 10" x 13' 3" max (4.82m x 4.04m)

Having laminate wood effect flooring and French doors leading onto courtyard garden.

Kitchen

11' 10" x 10' 0" (3.60m x 3.05m)

Having a range of matching wall and base units, double drainer stainless steel sink unit with tiled splash backs, gas cooker point, space for fridge freezer, space for additional fridge or freezer, plumbing for dishwasher, plumbing for washing machine, Worcester Bosch condensing central heating boiler (installed November 2022, serviced May 2024), quarry tiled floor, radiator and door leading into porch.

Porch

Having tiled flooring and uPVC door leading onto driveway.

Ground Floor Bedroom

15' 10" x 9' 9" into wardrobe (4.82m x 2.97m)

Having fitted sliding door part mirrored wardrobes, laminate wood effect flooring and radiator.

Ground Floor Shower Room

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator and fully tiled walls.

First Floor Landing

Having south-facing window with countryside views, linen cupboard and access to loft.

Bedroom 1

13' 6" x 11' 0" (4.11m x 3.35m)

Having laminate wood effect flooring and radiator.

Bedroom 2

11' 6" x 10' 10" into wardrobes (3.50m x 3.30m)

Having south-facing window with countryside views, fitted part-mirror sliding door wardrobes, laminate wood effect flooring and radiator.

Bedroom 3

10' 8" x 7' 0" (3.25m x 2.13m)

Having laminate wood effect flooring and radiator.

Bathroom

Having 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator and part tiled walls.

Outside Front

To the front of the property there is a generous size driveway which sweeps to the front of the property and offers ample parking space for 7/8 vehicles and gives access to garage. To the front of the property there is a lawned garden bordered by mature shrubs and trees, patio, outside lighting and gate leading into courtyard garden.

Courtyard Garden

Being fully enclosed and west-facing being mainly paved patio, bordered by a variety of plants and shrubs with outside lighting and personnel door to double garage.

Double Garage

17' 0" x 16' 6" (5.18m x 5.03m)

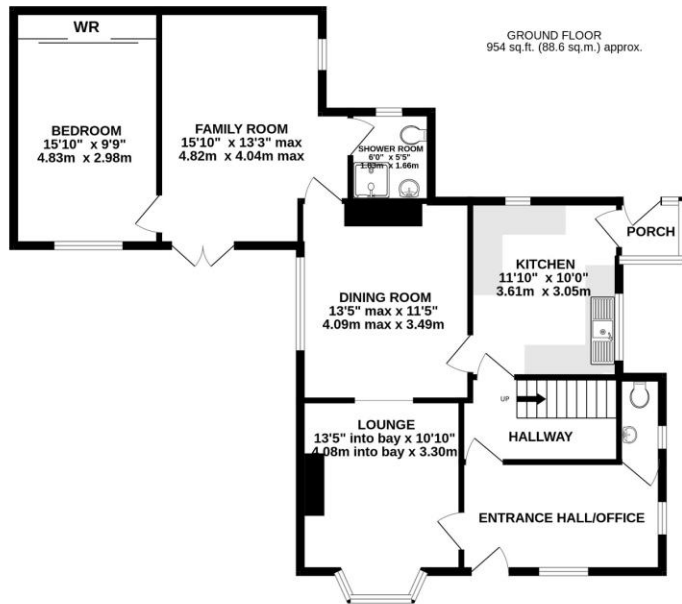
Having twin up and over doors, power and light, pitched roof providing storage space and door leading into courtyard garden.

Workshop

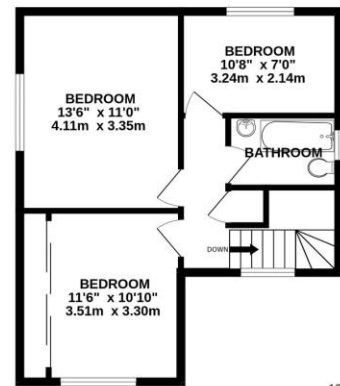
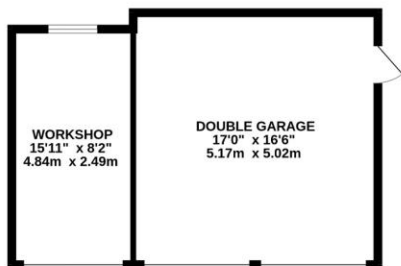
15' 10" x 8' 2" (4.82m x 2.49m)

Having up and over door power and light.





OUTBUILDINGS
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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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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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