

- Larger Than Average 4 Bedroom Detached House
- 20'6 Lounge
- Kitchen/Breakfast Room
- Dining Room & Study

- Downstairs Wet Room
- Master Bedroom With En-Suite
- Conservatory & Double Garage
- Popular Village Location

Beech Road, Branston, LN4 1UZ,  
Offers Over £485,000





Starkey&Brown is pleased to offer for sale this larger than average 4 bedroom detached house located in the popular village of Branston. The property boasts spacious and well presented living accommodation throughout and briefly comprises an entrance hallway, a 20ft lounge, conservatory, a kitchen breakfast room, dining room, study, downstairs wet room, separate WC and a double garage. Rising to the first floor there are 4 double bedrooms with the master bedroom having an en-suite bathroom and further family bathroom with a sauna. To the outside of the property there is a generous driveway parking for many vehicles. To the rear of the property there is a generous enclosed garden. Further benefits of the property includes uPVC double glazing and gas central heating throughout. Internal viewing is essential. Call Starkey&Brown to arrange a viewing. Council tax band: E. Freehold.



## Lounge

Having double glazed bay window to front aspect and a radiator.  
Leading into:

## Conservatory

14' 4" x 11' 5" (4.37m x 3.48m)

Having uPVC double glazed windows, uPVC French doors leading to the rear garden, insulated roof, radiator and power points.

## Dining Room (Previously a bedroom)

14' 3" x 8' 0" (4.34m x 2.44m)

Having uPVC double glazed window to front aspect and a radiator.  
Access into:

## Wet Room

6' 1" x 4' 8" (1.85m x 1.42m)

Having wash hand basin, low level WC, walk-in shower, heated towel rail and aquaboard to walls.

## Kitchen Breakfast Room

18' 7" x 15' 4" (5.66m x 4.67m)

Having a range of base and eye level units with granite worktops, built-in dishwasher, built-in oven, built-in hob with extractor hood, uPVC double glazed window to rear aspect, uPVC French doors to rear aspect, radiator and heated tiled floor.

## Study

11' 8" x 8' 0" (3.55m x 2.44m)

Having uPVC double glazed window to rear aspect, a fitted worktop, heated tiled floor and a door leading into:

## Downstairs WC

Having uPVC double glazed window to rear aspect, low level WC, hand wash basin unit, radiator and pebble dash flooring.

## Double Garage

17' 11" x 17' 5" (5.46m x 5.30m)

Having an electric roller door, access to boiler and electrics meter.

## First Floor Landing

### Master Bedroom

20' 9" x 13' 7" (6.32m x 4.14m)

Having uPVC double glazed window to front and rear aspects, fitted storage and a radiator. Leading into:

### En-Suite Bathroom

5' 5" x 5' 3" (1.65m x 1.60m)

Having uPVC double glazed frosted window to rear aspect, heated towel rail, shower cubicle, low level WC, tiled walls and floor.

### Bedroom 2

17' 5" x 10' 5" (5.30m x 3.17m)

Having uPVC double glazed window to rear aspect and a radiator.

### Bedroom 3

17' 5" x 10' 4" (5.30m x 3.15m)

Having uPVC double glazed window to front aspect, fitted storage and radiator.

### Bedroom 4

10' 4" x 8' 0" (3.15m x 2.44m)

Having uPVC double glazed window to front aspect and a radiator.

## Bathroom

13' 3" x 6' 6" (4.04m x 1.98m)

Having Jacuzzi bath with jets, wash hand basin, shower cubicle, low level WC, heated tiled floor and a sauna for 2 people.

## Outside Rear

Being non-overlooked and enclosed with patio area, is mostly laid to lawn with hedged perimeters.

## Outside Front

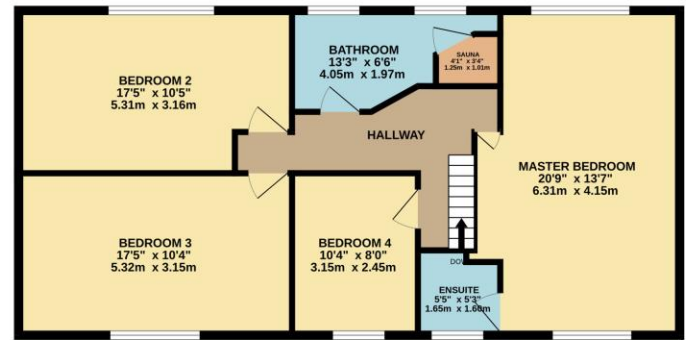
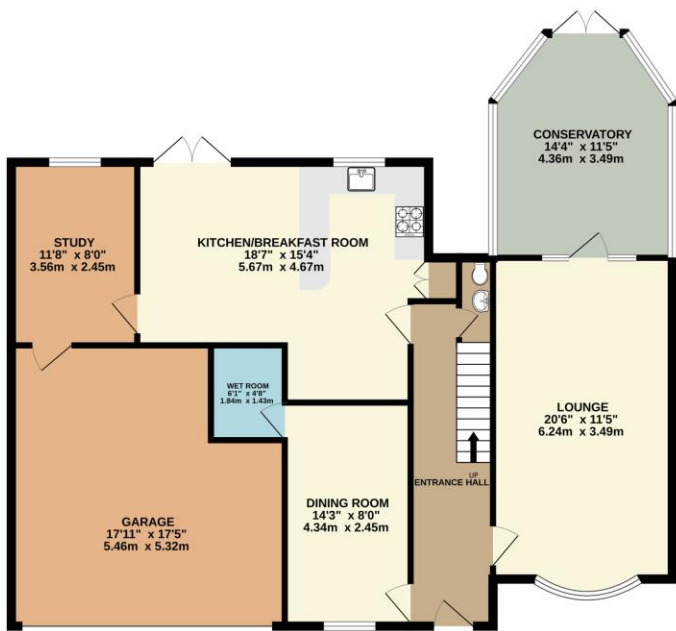
Having a block paved driveway parking for 3/4 cars and a small lawned area.





GROUND FLOOR  
1273 sq.ft. (118.2 sq.m.) approx.

1ST FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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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