



- Three Storey Town House
- Popular Residential Location
- 3 Double Bedrooms
- Master En-Suite

- 15'8" Lounge With French Doors
- Block Paved Drive For 2 Cars
- Enclosed Rear Garden
- NO CHAIN!

Taylor Close, Branston, LN4 1FP
£245,000





Located within the popular village of Branston is this spacious 3-storey townhouse on Taylor Close. Accommodation briefly comprises an entrance hallway, ground-floor WC, a 15'8" lounge with French doors overlooking the rear garden, an 11'3" kitchen with a range of built-in appliances, 3 double bedrooms, an ensuite shower room to the master bedroom, and a separate family bathroom. Outside, the property has a double-width block paved driveway and a fully enclosed garden to the rear. NO CHAIN! Council tax band: C. Freehold.

Entrance Hallway

Having a composite front entrance door, a wood-effect ceramic tiled floor, a radiator, stairs rising to the first floor, and an understairs storage cupboard.

Ground Floor WC

Featuring a low-level WC, pedestal wash hand basin, wood-effect ceramic tiled floor, radiator, part-tiled walls, LED downlights, and an extractor.

Lounge

15' 8" x 12' 3" (4.77m x 3.73m)

Having wood wood-effect ceramic tiled floor, a radiator, and French doors overlooking the rear garden.

Kitchen

11' 3" x 10' 0" max (3.43m x 3.05m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral full height fridge freezer, integral dishwasher, plumbing for washing machine, wood effect ceramic tiled floor, concealed central heating boiler, radiator and LED downlights.

First Floor Landing

Having a radiator and a lobby with stairs leading to the master suite.

Bedroom 2

15' 8" x 11' 0" (4.77m x 3.35m)

Having a radiator.

Bedroom 3

9' 8" x 8' 5" (2.94m x 2.56m)

Having a radiator.

Family Bathroom

Having 3- piece suite comprising a panelled bath with mains-fed shower and a glass shower screen over, a pedestal wash hand basin, a low-level WC, a ceramic tiled floor, a heated towel rail, fully tiled walls, LED downlights, and an extractor.

Master Bedroom

17' 0" to front of wardrobes x 15' 9" max including stairs (5.18m x 4.80m)

Having a high-vaulted ceiling, a fitted wardrobe, a radiator, a Velux window to the rear aspect, and a dormer window to the front aspect.

En-Suite

Having a 3-piece suite comprising a double-tiled shower cubicle with an electric shower appliance and folding glass shower door, a pedestal wash hand basin with tiled splash backs, a low-level WC, ceramic tiled floor, heated towel rail, Velux window, LED downlight, and an extractor.

Outside Front

To the front of the property, there is a double-width block paved driveway.

Outside Rear

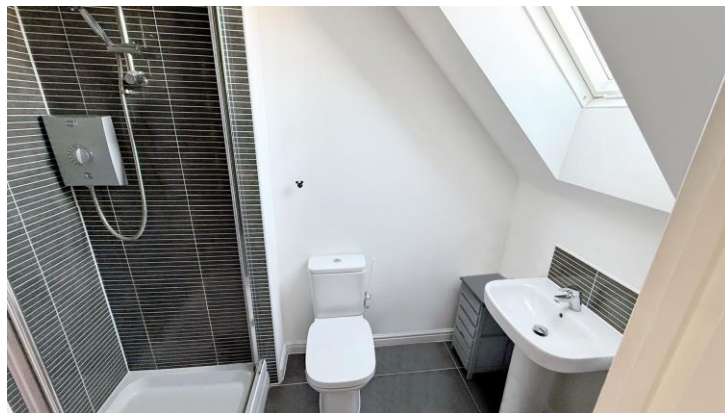
To the rear of the property, there is an enclosed garden with a paved patio area.

Agents Note

Service charges are payable for the maintenance of local communal areas and amount to approximately £202 per year. Call for further information.

Agents Note 1

Some photos of this property have been digitally enhanced.

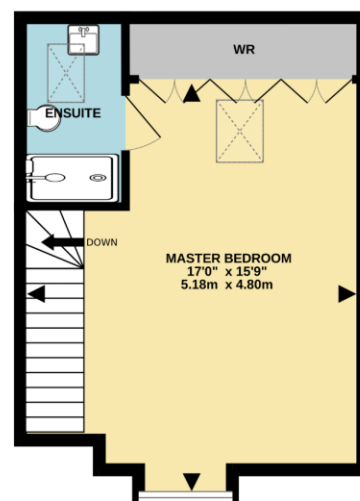
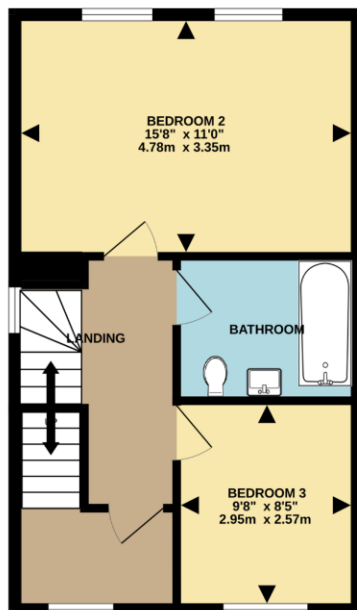
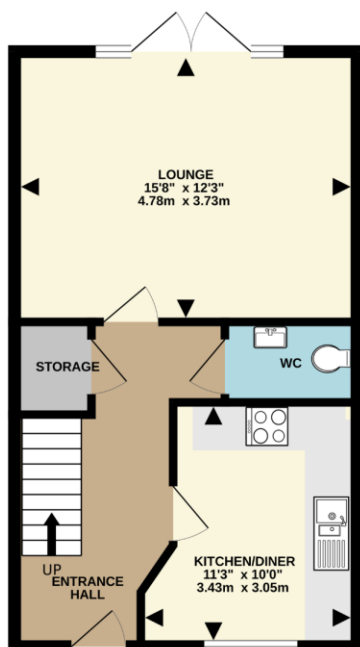




GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.

2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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