

FOR SALE



Fairleas, Branston
£285,000


MARTIN&CO



Fairleas, Branston

4 Bedrooms, 1 Bathroom

£285,000

- **Spacious Detached Bungalow**
- **** No Upward Chain ****
- **Four Good Size Bedrooms**
- **Attractive Setting In Very Popular Location**

ENTRANCE PORCH 6' 4" x 4' 9" (1.93m x 1.45m)
Enclosed porch with door opening to the entrance hall.

ENTRANCE HALL 14' 3" x 6' 4" (4.34m x 1.93m)
Spacious two stage hallway - Inner Hall (14'8 x 6'3) with doors off to the main accommodation and sliding double doors to a fitted airing/storage cupboard as well as to the garage.



SITTING/DINING ROOM 20' 8" x 17' 5 (Max "L" shape dimensions" (6.3m x 5.31m) Generous "L" shape open plan, dual purpose space in two sections measuring (17'5 x 11'5) and (9'8 x 7'0). The main section has a feature fireplace with freestanding fire, radiators and generous natural light entering through two double glazed windows to the front elevation. TV aerial point.

BREAKFAST KITCHEN 10' 3" x 8' 9" (3.12m x 2.67m)
A notably generous and well fitted breakfast with an attractive range of both base and eye level storage units. The base level units being surmounted by rolled edge work-surfaces. Inset sink unit. Double glazed window and part glazed door to side. Space for free standing cooker. Room for breakfasting/informal dining.

BEDROOM 1 12' 1" x 11' 5" (3.68m x 3.48m)

Generous double bedroom with double glazed window and radiator. Attractive rear aspect with good privacy.

BEDROOM 2 15' 3" x 7' 5" (4.65m x 2.26m) Further well proportioned double bedroom again with double glazed window to rear and radiator.

BEDROOM 3 12' 0" x 7' 6" (3.66m x 2.29m) Yet again a double proportion bedroom with double glazed window to rear. Radiator.

BEDROOM 4 10' 0" x 8' 10" (3.05m x 2.69m) With radiator and double glazed window to rear.

SHOWER ROOM 8' 4" x 5' 6" (2.54m x 1.68m) Three piece suite comprising close coupled wc, wash hand basin and shower cubicle. Vertically mounted heated towel rail/radiator. PVCu double glazed window.

OUTSIDE The property stands in a hugely popular

residential location characterised by quality detached houses and bungalows on generous plots. The subject property is one of the more generously proportioned bungalows standing on an equally generous, level plot. This plot offers an open plan frontage with lawn and adjacent driveway leading to an attached Single Garage. The garage having up and over door, power and light as well as a personnel door leading into the hallway of the property. To the rear can be found another feature in the form of a very good size garden. Adjacent to the property is a patio, this in turn giving way to a large lawn and fully enclosed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		



GROUND FLOOR



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