



3 Bed House - Detached

18 Clays Lane
Branston
DE14 3HS

£1,750 Per Calendar Month

Fletcher
& Company

18 Clays Lane

Branston

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- Available Immediately - Stunning Fully Furnished Property
- High Specification Throughout
- Lovingly Renovated Creating A Perfect Place To Live
- Driveway Parking
- Three Double Bedrooms - Master Bedroom With Stylish En-suite
- Numerous Sitting Areas
- Office / Study / Dressing Room
- Luxurious Four Piece Family Bathroom
- Groundfloor Shower Room
- Viewing Firmly Advised

Exquisite Fully Refurbished and Fully Furnished Detached Home in Branston

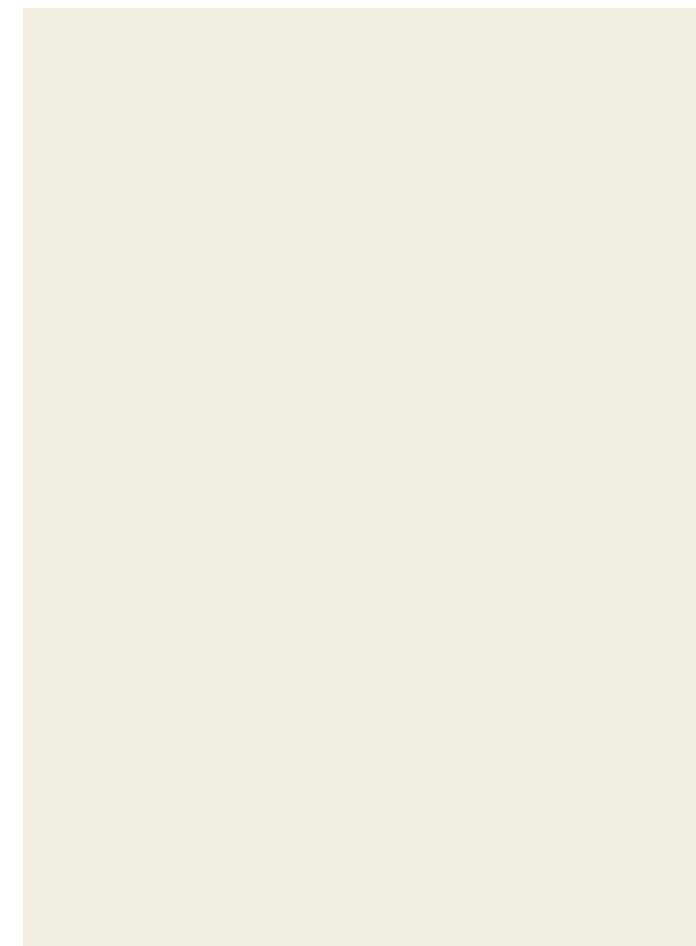
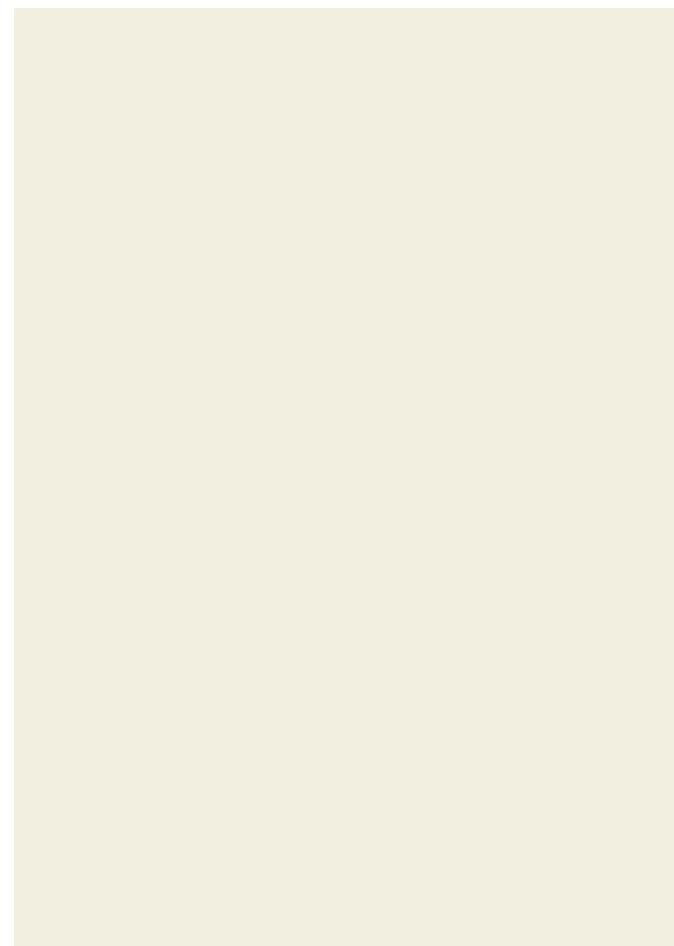
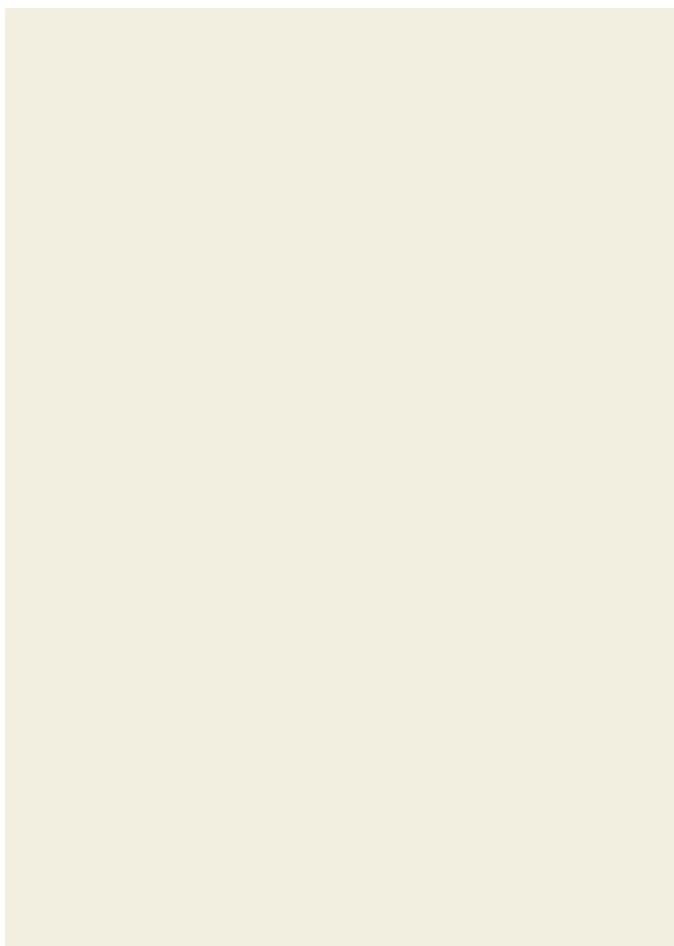
Situated on Clays Lane, this exceptional three-bedroom detached residence has been meticulously refurbished to the highest standard, offering a seamless blend of contemporary elegance and comfort. Every aspect of the home has been thoughtfully designed, combining style, practicality, and attention to detail.

Upon entering, you are welcomed by a generous hallway leading to a spacious utility room, complete with washing machine, dryer, and ample storage, with a charming stable door providing direct access to the enclosed rear garden. The main living area flows effortlessly from the hallway, with a state-of-the-art kitchen fully equipped with premium integrated appliances and overlooking the garden. The adjoining dining area is perfectly positioned for family meals or entertaining, leading naturally to a refined seating area and the main living/snug space, creating a harmonious open-plan layout ideal for modern living. A second hallway at the front of the property provides access to a luxurious shower room.

The first floor is equally impressive, featuring a striking 'L'-shaped landing that opens onto three generously proportioned double bedrooms and a versatile office, dressing/ make-up room or study. The master suite boasts a beautifully appointed ensuite shower room, while the family bathroom is a sumptuous four-piece suite designed with both elegance and functionality in mind.

Furnished and finished to an impeccable standard, this home delivers unparalleled comfort and refinement, offering a sanctuary where every detail has been considered to ensure an exceptional living experience. Outside, the property benefits from driveway parking for one vehicle and a private, enclosed rear garden with manicured lawn, inviting seating area, and a newly laid patio.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C	77	67
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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