



Sleaford Road, Branston



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**£180,000**

- Modern End Terraced House
- Two Double Bedrooms
- Lounge Diner
- Kitchen
- Upstairs Bathroom
- Downstairs WC
- Garden & Off Road Parking
- EPC rating C



Situated in the sought after village of Branston, is this TWO DOUBLE BEDROOM END TERRACED HOUSE within walking distance of amenities. The property is offered with gas fired central heating, uPVC double glazing and accommodation comprising Entrance Hall, Cloakroom, Lounge/Dining Room, Kitchen, Two Double Bedrooms and a Bathroom. Outside, there are Gardens and Parking to the rear.

### Entrance Hall

Door to front aspect, radiator and stairs to first floor.

### W.C

Window to front aspect, radiator, tiling to floor and splash backs, wash basin and W.C.

### Lounge Diner

15'6" x 12'4" (4.7m x 3.7m)

Windows and French doors to rear aspect, radiator and an under stairs storage.

### Kitchen

9'1" x 5'8" (2.8m x 1.7m)

Window to front aspect. Fitted with a range of wall and base units with built in oven, hob and extractor hood over. Tiled floor and splash backs and inset stainless steel sink unit. Kick board heater.



### First Floor Landing

Access to bedrooms and bathroom.

### Bedroom One

12'6" x 9'11" (3.8m x 3m)

Window to rear and radiator.

### Bedroom Two

12'5" x 8'11" (3.8m x 2.7m)

Window to front, radiator and airing cupboard.

### Bathroom

Window to side, radiator, tiling to floor and splash backs and a three piece white suite of wash basin, W.C and panelled bath with mains shower over.

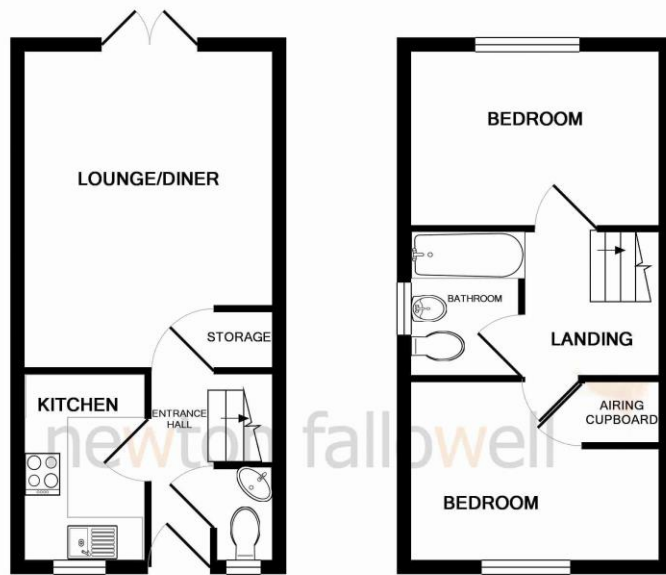
### Outside

To the front of the property is an enclosed garden area and to the rear is a lawned garden with patio area and gate leading to the driveway located beyond.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)

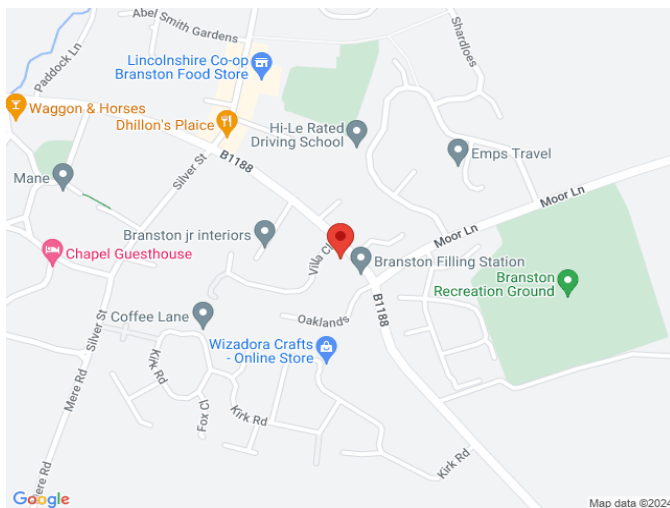
1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)

SLEAFORD ROAD, LN4 1LL

TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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