



Beech Road, Branston

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OIRO £200,000



Key Features

- Semi-Detached House
- Two Double Bedrooms
- Two Story Extension
- Garage
- Popular Village Location
- Kitchen Diner
- EPC rating TBC
- Freehold





Well presented and extended two bedroom semi-detached house. Located in the popular village of Branston and within walking distance of the local school, shops, doctors and a host of other local amenities. The house has been fitted with solid wood doors throughout and is decorated to a high standard.

The house consists of entrance porch, lounge, and extended kitchen diner to the ground floor. To the first floor there are two double bedrooms and stunning four piece family bathroom with roll top bath. Outside the property to the front there is a gravel driveway with ample parking, leading to an attached single garage. To the rear of the property there is an enclosed landscape garden with two patio areas.

Porch

External door to front aspect.

Lounge 4.01m x 5.04m (13'2" x 16'6")

Bay window to front aspect, stairs to first floor and radiator.

Kitchen Diner 4.01m x 5.31m (13'2" x 17'5")

Window and French doors to rear aspect and fitted with a range of wall and base units with worktops over, Porcelain sink with drainer, electric single oven, four ring electric hob with extractor over, integrated washing machine and dishwasher, and feature radiator.

Bedroom One 4.01m x 3.35m (13'2" x 11'0")

Dual windows to front aspect and radiator.

Bedroom Two 2.08m x 4.67m (6'10" x 15'4")

Window to rear aspect, storage cupboard and radiator.

Bathroom 1.93m x 3.73m (6'4" x 12'2")

Window to rear aspect and fitted with corner shower, low level WC, wash hand basin, roll top bath, extractor and radiator.

Garage 3.36m x 5.4m (11'0" x 17'8")

Attached single garage with up and over door, power and lighting.

Outside Front

Gravel driveway with room for up to four cars, leading to single garage.

Outside Rear

Enclosed landscaped lawned garden with two patio areas.

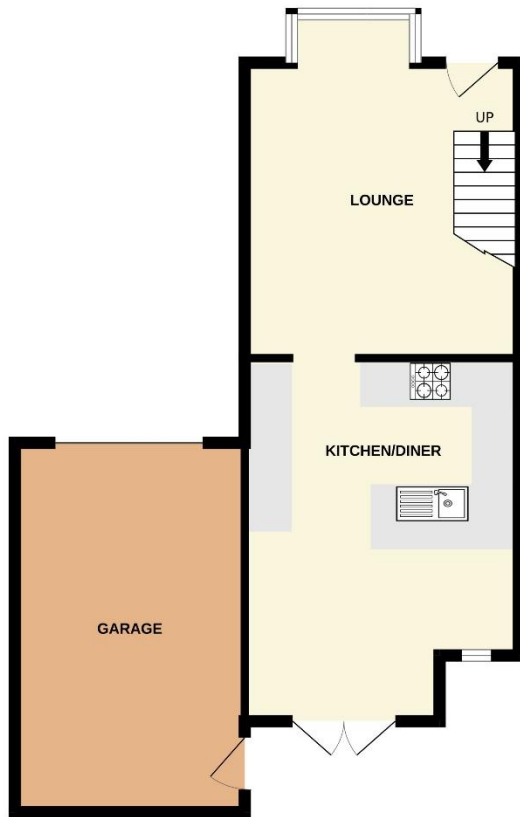
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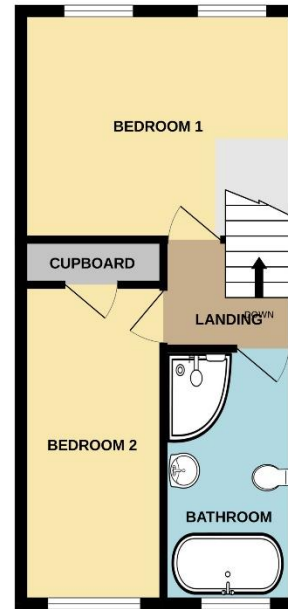




GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



117 BEECH ROAD, BRANSTON

TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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