



Beech Road, Branston



3



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£290,000



## Key Features

- Link Detached Bungalow
- Three Bedrooms
- 24ft Lounge Diner
- 20ft Kitchen
- Immaculate Throughout
- 3.6Kw Solar Panels
- EPC rating D
- Freehold





Immaculately presented and benefitting from a full scheme of refurbishment in 2021 this three bedroom bungalow offers spacious living accommodation. The property features a 24ft lounge, 20ft Kitchen, conservatory, three bedrooms and four piece suite bathroom. The property benefits from upvc double glazing, gas central heating with a 3.6Kw solar panel system to aid in lowering running costs, achieving an average of £2500 per annum. Outside there are attractive gardens to the front and the rear with a decked patio and attached store to the rear garden.

### Entrance Porch

The property is entered via a glazed door into the entrance porch with a composite front door leading into the hallway.

### Hallway

With tiled flooring, built in storage cupboards and radiator.

### Lounge Diner 12'6" x 23'9" (3.8m x 7.2m)

Windows to front and side elevations, two radiators, feature fireplace with coal effect gas fire.

### Kitchen 11'10" x 19'10" (3.6m x 6m)

Window to the side elevation, radiator, extensive range of base and eye level units, quartz worktop with undermounted stainless steel sink, glass tiled splashback, plumbing for dishwasher, built in oven, hob with extractor, plumbing and housing for American style fridge freezer and patio doors to the conservatory.

### Conservatory 6'2" x 18'0" (1.9m x 5.5m)

Windows to side and rear elevation, glazed door to the garden, plumbing for washing machine and wall mounted electric panel heater.

### Bedroom 1 10'3" x 12'0" (3.1m x 3.7m)

Window to the rear elevation, radiator and full width built in wardrobes.

### Bedroom 2 9'2" x 13'1" (2.8m x 4m)

Window to front elevation and radiator.

### Bedroom 3 8'0" x 11'10" (2.4m x 3.6m)

Window to the rear elevation, French doors to the conservatory and radiator.

### Bathroom 6'10" x 9'2" (2.1m x 2.8m)

Window to side elevation, radiator, panelled bath, separate shower cubicle with rainfall head, low level wc, wash basin, tiled flooring and partly tiled walls.

### Outside

To the front of the property there is a lawned garden with flower beds and block paved driveway leading to the attached single garage.

### Garage 8'1" x 16'6" (2.5m x 5m)

With electric roller door, rear personal door and water softener.

### Rear Garden

To the rear of the property there is a decked patio, ornamental fish pond, well stocked flower beds and a shaped lawned garden.

### Attached Store 8'7" x 12'12" (2.6m x 4m)

Timber framed with access through to the garage.

### Solar Panels

The property has an owned 3.6Kw solar PV system with feed in tariff payments transferable to the new owner.

### Tenure

Freehold

### Agents Note

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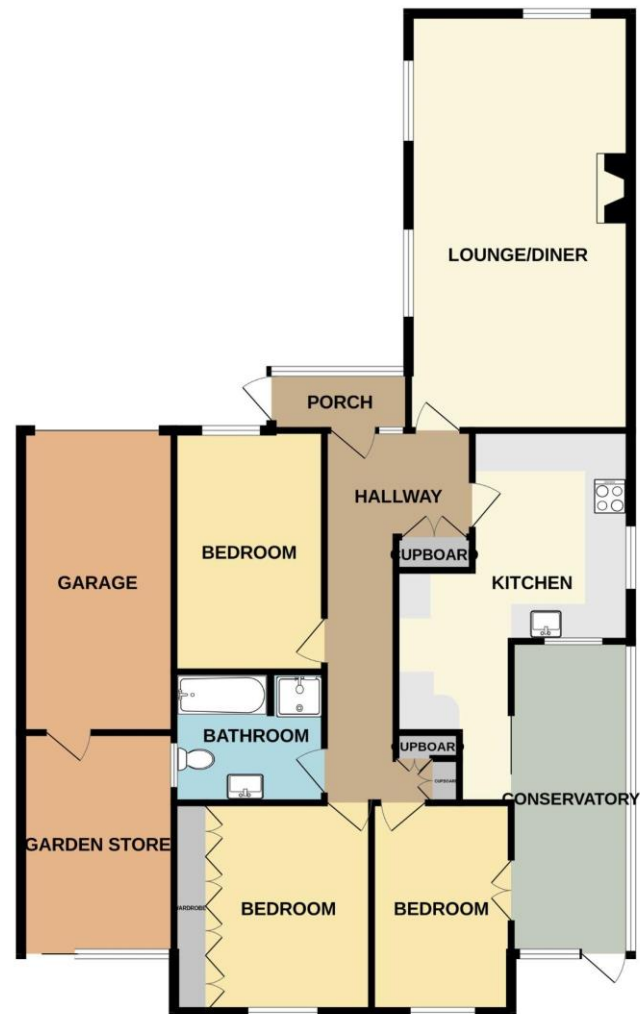








GROUND FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



BEECH ROAD BRANSTON LN4 1PF

TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

