NEWTONFALLOWELL



Woodside, Branston

3 1 1

£300,000

3 1 1

Key Features

- Spacious Three Bedroom Detached Bungalow
- Rare Cul-De-Sac Location Overlooking Field
- Popular Village Location
- Corner Plot with Generous Garden
- Conservatory
- Separate Dining and Living Room
- EPC Rating TBC















A spacious and well maintained THREE BEDROOM Detached Bungalow, pleasantly situated at the end of a quiet residential street in the sought after village of Branston, enjoying an attractive outlook over neighbouring fields. The property offers generous and versatile accommodation throughout, benefiting from a conservatory, an enclosed rear garden, ample off-road parking and an integral garage.

The accommodation briefly comprises an entrance hallway, a spacious lounge featuring a fireplace, a separate dining room with sliding doors leading into the conservatory and a fitted kitchen offering a range of wall and base units with ample worktop space. There are three good sized bedrooms, benefiting from built in wardrobes, together with a shower room comprising a walk in shower, wash hand basin and WC.

Externally, the property benefits from a generous block paved driveway providing ample off road parking and access to the integral garage. To the rear is an enclosed garden, predominantly laid to lawn with paved patio areas, established planting and a useful garden shed.

Entrance Hall
With the entrance door to the front aspect and access to storage and airing cupboard.

Lounge 12'7" x 12'3" (3.8m x 3.7m)
With a bay window to the front aspect, fireplace and double doors leading to the dining room.

Dining Room 10'8" x 8'1" (3.3m x 2.5m)
With sliding patio doors leading to the conservatory.

Kitchen 11'0" x 8'10" (3.4m x 2.7m)
With an external door and window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven, hob with extractor and space and plumbing for a washing machine.

Bedroom One 12'11" x 10'0" (3.9m x 3m)
With a window to the rear aspect, fitted wardrobes and radiator.

Bedroom Two 11'0" x 10'0" (3.4m x 3m)
With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Three 9'0" x 7'6" (2.7m x 2.3m)
With a window to the front aspect, fitted wardrobes and radiator.

Shower Room 6'3" x 5'10" (1.9m x 1.8m)
With a window to the rear aspect, low level wc, wash hand basin and shower.

Conservatory 15'10" x 7'9" (4.8m x 2.4m)
With french doors to the side aspect leading to the rear garden and windows to all aspects.

Garage
With an up and over door and personal door to the rear aspect.

Outside
To the front of the property there is a lawned garden and driveway leading to the garage.
To the rear of the property is a lawned garden and patio enclosed by fencing.

Agents Note
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GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.





28 WOODSIDE, BRANSTON LN4 1TJ

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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