



Beech Road, Branston



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£290,000

- Three Bed Detached Bungalow
- Master Bedroom with Dressing Room and Ensuite
- Owned Solar Panels
- Modern Kitchen and Dining Area
- Off Road Parking for Multiple Vehicles
- Low Maintenance Garden
- Freehold
- EPC Rating TBC



A spacious and extended Three Bedroom Detached Bungalow, offering generous and versatile accommodation and situated in a popular location within easy reach of Branston's local amenities

The property is entered via a welcoming entrance hall, which provides access to a generous lounge, modern fitted kitchen and separate dining room, the master bedroom benefits from its own dressing room and en-suite bathroom, while two further bedrooms are served by a contemporary shower room.

Externally, the property benefits from ample off-road parking leading to a garage now used for storage. To the rear is a low maintenance garden.

Entrance Hall

With the entrance door and window to the front aspect and access to storage.

Lounge

23'5" x 9'9" (7.1m x 3m)

With windows to the front and side aspects, radiator and access to the first bedroom.



Kitchen

14'8" x 10'0" (4.5m x 3m)

With an external door and window to the side aspect. Fitted with a range of base and eye-level units with worktops over, breakfast bar, a sink and drainer, oven and hob with extractor over and access to the dining room.

Dining Room

10'6" x 9'9" (3.2m x 3m)

With a window to the side aspect.

Utility Room

With an external door to the rear and fitted base units.

Bedroom One

12'2" x 9'9" (3.7m x 3m)

With a window to the side aspect, fitted wardrobes, radiator and access to the dressing room.

Dressing Room

10'0" x 5'1" (3m x 1.5m)

External door to the side aspect, fitted wardrobes and access to the en-suite.

En-Suite

10'0" x 5'11" (3m x 1.8m)

With a window to the side aspect. Fitted with a low level wc, wash hand basin, panelled bath and shower.

Bedroom Two

13'3" x 9'11" (4m x 3m)

With a window to the rear aspect, fitted wardrobes and radiator.

Bedroom Three

12'10" x 11'9" (3.9m x 3.6m)

With windows to the rear and side aspects and radiator.

Shower Room

7'1" x 6'6" (2.2m x 2m)

With a window to the side aspect, fitted with a low level wc, wash hand basin and shower.



Garage

9'7" x 8'7" (2.9m x 2.6m)

With up and over door.

Outside

To the front of the property is a low maintenance gravel garden, driveway and mature shrubs.

To the rear of the property is an enclosed patio area with private side space for bins.

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

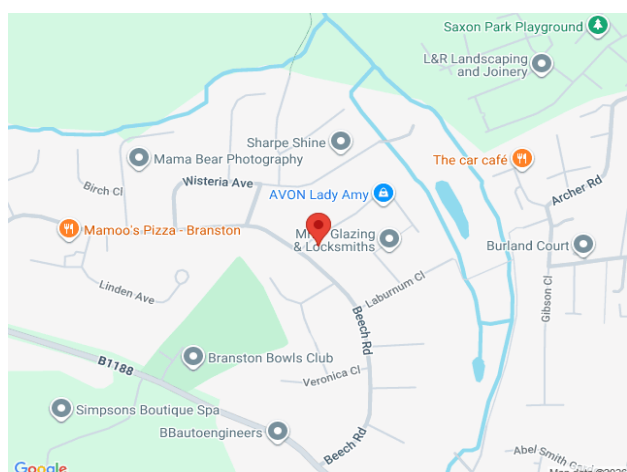
GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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