



THE BRAMBLETON, PLOT 47, SOWTERS LANE, BURTON-ON-THE-WOLDS,
SURREY GU11 1JH
PRICE: £739,995





STAMP DUTY PAID WPRTH £27,999!!!

The Brambleton is a spacious five-bedroom family home featuring a modern open-plan kitchen, dining and family area, two versatile reception rooms, and five well-proportioned bedrooms. Upstairs includes a convenient Jack and Jill en suite, three contemporary bathrooms, while outside the home offers an integral double garage, additional parking and attractive open views in a peaceful setting.





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The Brambleton is an exceptional five-bedroom home designed for modern family living, combining generous proportions, flexible spaces and contemporary comfort throughout.

At the heart of the home is a superior open-plan kitchen with dining and family areas - a bright and sociable space perfect for busy mornings, relaxed evenings and entertaining family and friends. Thoughtfully designed to bring everyone together, it offers the ideal setting for everyday life.

Two spacious reception rooms provide the flexibility today's families need, whether you're looking for a cosy lounge, home office, playroom or a quieter space to unwind.

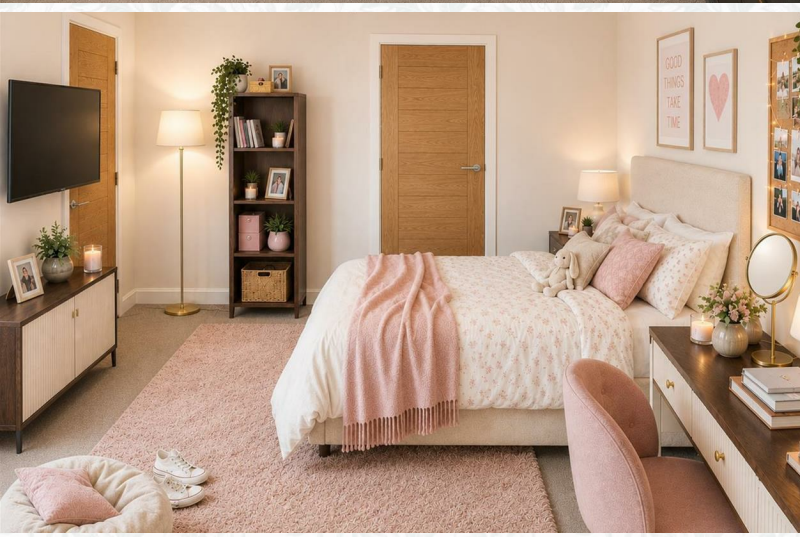
Upstairs, five well-proportioned bedrooms offer comfort and versatility for growing families, while the Jack and Jill en suite connecting bedrooms two and three adds extra convenience for busy households. Three contemporary bathrooms complete the first floor.







Outside, the home benefits from an integral double garage, two additional parking spaces and an enviable position on this quiet development with impressive open views.







Key Features:

- STAMP DUTY PAID WORTH £27,999!!!
- Five generous bedrooms
- Large kitchen/diner with family area and bi-fold doors onto the rear garden
- Separate living room AND study
 - Integral double garage
- Feature bay window to the living room
 - En suite to master bedroom
- Jack and Jill bathroom for bedrooms 2 and 3
- Views over the green open space



REZIDE



5



3



2

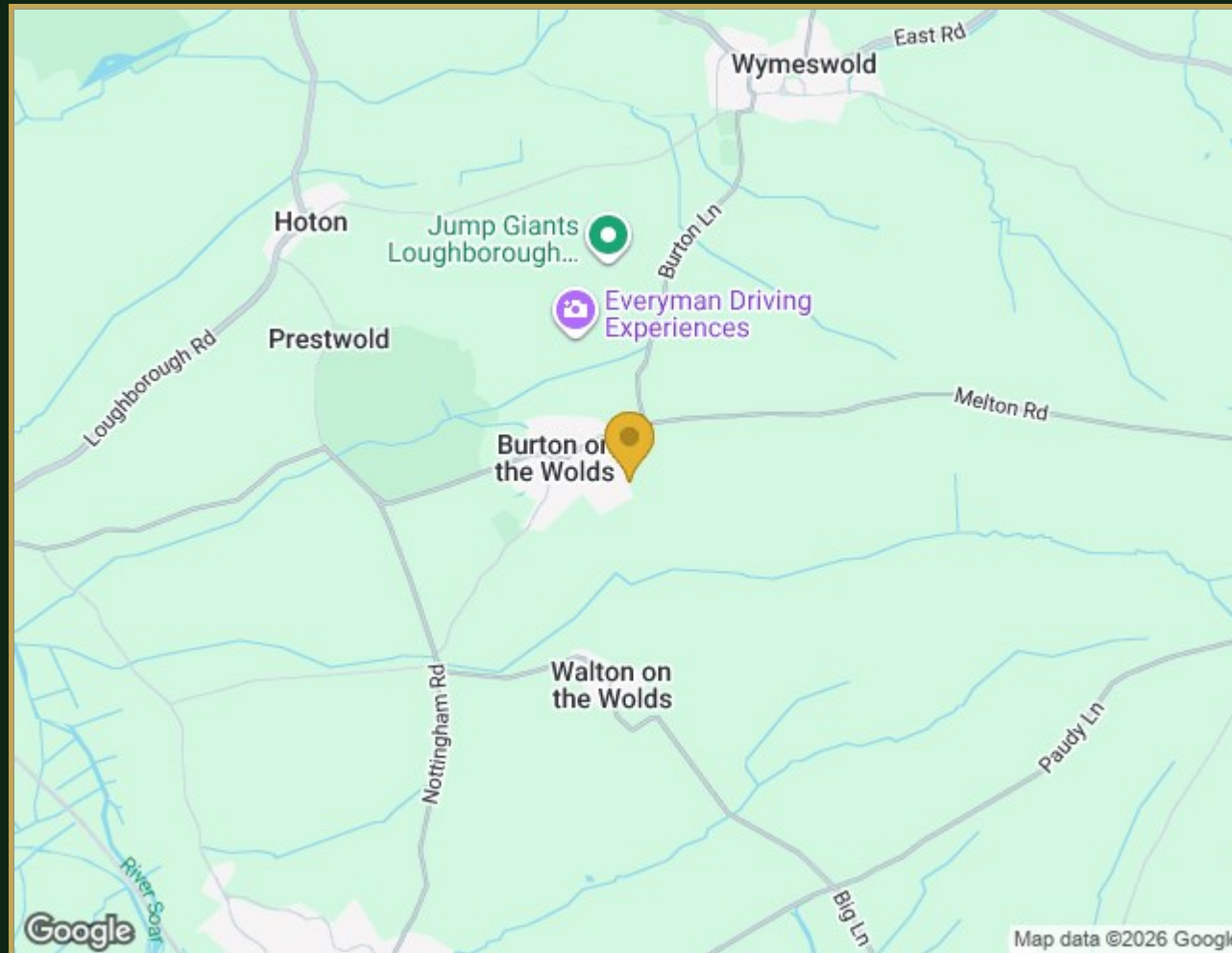


2154.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Property Location



Plot 47, The Brambleton Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS