



Queens Court, Branston



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Guide price £225,000

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Key Features

- Beautifully Appointed Modern Home
- Highly Regarded Cul De Sac Location
- Three Bedrooms
- Two Reception Rooms
- Upvc Double Glazing & Gas Fired Central Heating
- Driveway & Garage
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this lovely well appointed three bedroomed modern home located in a delightful cul de sac position. Equipped to a high standard throughout a recommended internal inspection will reveal accommodation which in brief comprises: - entrance hall, lovely front sitting room, well fitted breakfast kitchen, fabulous rear reception room and on the first floor a landing leads to three well proportioned bedrooms and a beautifully appointed bathroom. Outside a double length driveway leads to the garage and there is further parking allocation. To the rear is a pleasant enclosed mature garden.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Hall

having quality fitted light grey timber effect laminate flooring, one central heating radiator, fitted smoke alarm and staircase rising to first floor.

Main Reception Room 4.62m x 3.62m extending to 4.54m

having Upvc double glazed window to front elevation, one double central heating radiator, useful understairs recess and doorway leading through to:

Fabulous Re-Fitted Breakfast Kitchen 3.1m x 4.51m (10'2" x 14'10")

having a lovely array of light grey fronted base and eye level units with complementary rolled edged timber effect working surfaces, fitted four ring gas hob with glass and stainless steel extractor over, integrated electric oven, plumbing for washing machine, polycarbonate sink and draining unit, quality fitted light grey laminate flooring, one double central heating radiator, Upvc double glazed window to rear elevation and an opening leading through to:

Rear Reception Room 2.85m x 4.31m (9'5" x 14'1")

having vaulted insulated roof with low intensity spotlights, Upvc double glazed windows overlooking the rear garden, quality fitted laminate flooring, Upvc double glazed French doors opening out to the side patio and courtesy access door to garage.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, Upvc double glazed window to side elevation, large full height storage cupboard and further overstairs storage cupboard housing fitted Worcester condensing combi gas fired central heating boiler.

Bedroom One 3.75m x 2.5m (12'4" x 8'2")

having Upvc double glazed window to rear elevation, one central heating radiator and range of built-in double wardrobes.

Bedroom Two 3.37m x 2.6m (11'1" x 8'6")

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Three 2m x 2.8m (6'7" x 9'2")

having Upvc double glazed window to rear elevation and one central heating radiator.

Beautifully Appointed Bathroom

having white modern suite comprising panelled bath with thermostatically controlled shower over together with glass screen, low level wc, vanity wash basin, one central heating radiator, full tiling complement to walls, obscure Upvc double glazed window to rear elevation, fitted shaver point and heated extractor vent.

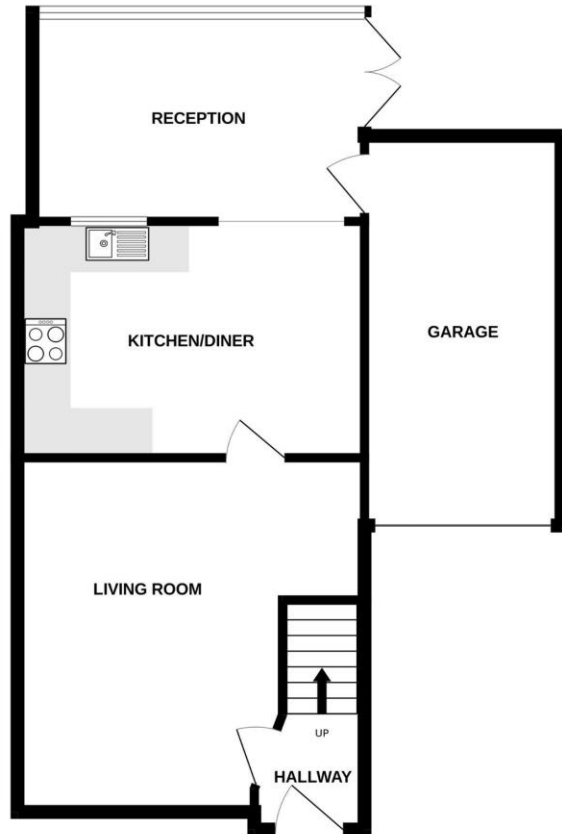
Outside 0m x 0m (0'0" x 0'0")

The driveway to the front provides parking for two vehicles and leads to an attached garage. There is further parking allocation to the front of the property. To the rear is a lovely landscaped garden which is well screened by timber fencing and features shaped lawns, two seating areas and mature shrubs and trees.

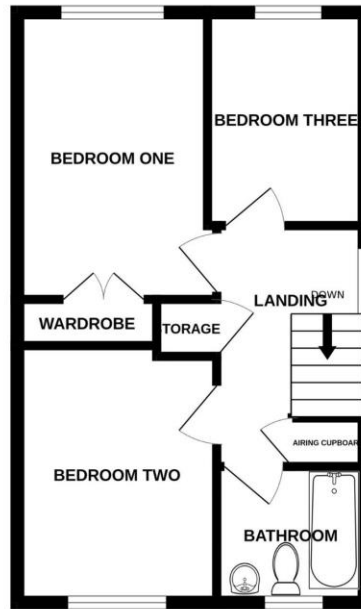
Garage 5.05m x 2.52m (16'7" x 8'4")

having up and over door, electric light, power and fully boarded loft space providing excellent storage.

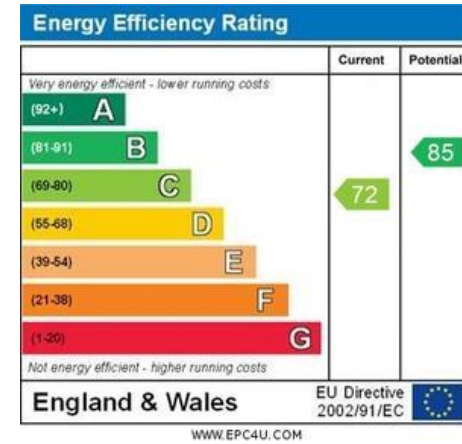
GROUND FLOOR



1ST FLOOR



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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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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