



Sandown Close
Branston

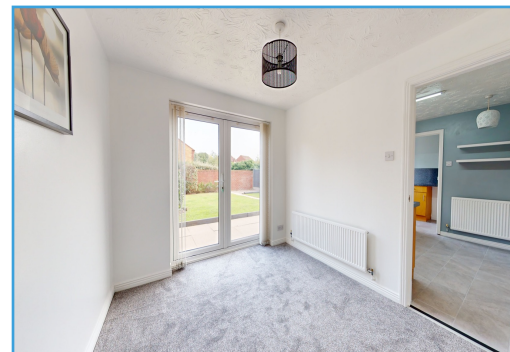
In excess of £310,000



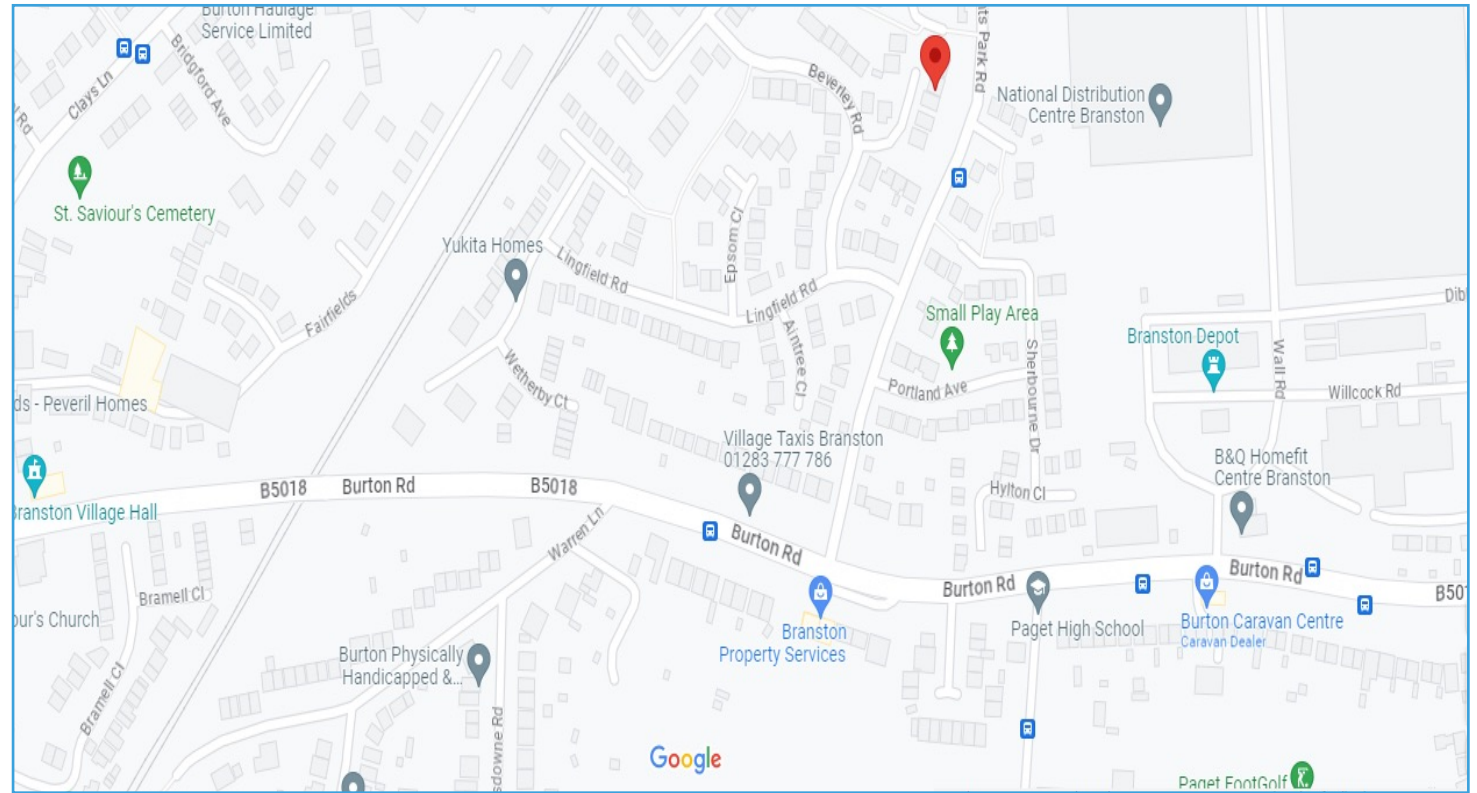
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This stunning four-bedroom detached family home is now available for sale with no upward chain. Featuring a spacious and welcoming living room with a bay window, this property boasts ample living space for the whole family. Downstairs, you will find a living room, dining room, fully equipped kitchen, utility room, and a convenient cloakroom.



Sandown Close Branston



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

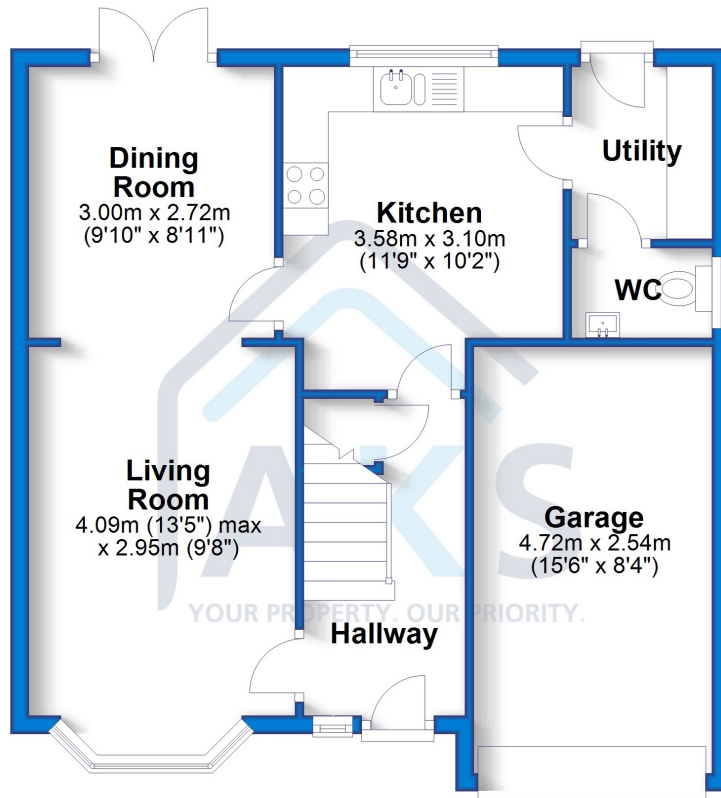
If you're thinking of selling, we'd love to help you.



The Floor Plan

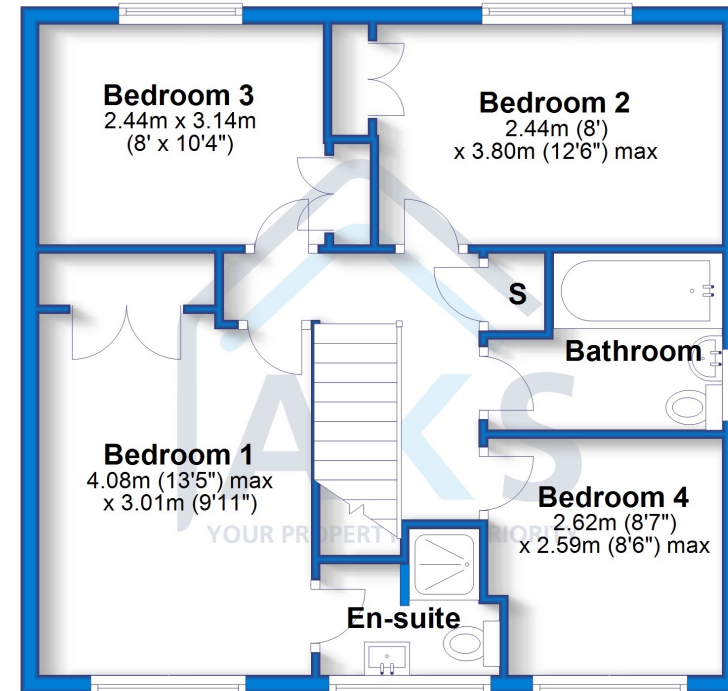
Ground Floor

Approx. 55.9 sq. metres (602.2 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 109.3 sq. metres (1176.4 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to