



Lingfield Road, Branston

Burton-On-Trent, Staffordshire, DE14 3BQ

NEWTONFALLOWELL 

Lingfield Road, Branston
Burton-On-Trent, Staffordshire, DE14 3BQ
£159,950

A well presented two bedroom modern semi detached home which occupies a popular and convenient location close to amenities and facilities. Benefiting from gas fired central heating and double glazing the home in brief comprises: - open canopied entrance, entrance hall, front sitting room, open plan dining kitchen, on the first floor a landing leads to two well proportioned bedrooms and bathroom with modern suite. Outside to the front is a mainly lawned fore garden, an adjacent driveway provides ample parking and leads to the garage and to the rear is a delightful garden featuring large flagged patio with covered area, lawned garden and a further hard landscaped area beyond. The garden being well screened by timber fencing.

Accommodation In Detail

Open Canopied Entrance

having half obscure leaded double glazed entrance door opening through into

Entrance Hall

having staircase rising to first floor, thermostatic control for central heating and one central heating radiator.



Reception Rooms

14'1" x 11'9" (4.29m x 3.58m)

having feature fireplace with Living Flame gas fire surmounted on a quarry tiled hearth, one and one single central heating radiators, leaded double glazed window to front elevation and coving to ceiling.

Fitted Kitchen

11'8" x 7'9" (3.56m x 2.36m)

having an excellent array of high gloss white fronted base and eye level units with complementary rolled edged working surfaces, five ring Belling gas hob with Moffat oven under, plumbing for automatic washing machine, leaded double glazed window to rear elevation, cupboard containing fitted condensing gas fired central heating boiler with digital timer, one central heating radiator and half bevel glazed door leading to the rear patio and garden beyond.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Bedroom One

11'6" x 8'8" extending to 11'9" (3.51m x 2.64m extending to 3.58m)

having twin leaded double glazed windows to front elevation, one central heating radiator and useful overstairs store/airing cupboard with range of fitted shelving.

Bedroom Two

10'6" x 6' (3.20m x 1.83m)

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

Bathroom

having fitted white suite comprising panelled bath with fitted electric shower over, pedestal wash hand basin, low level wc, full tiling complement to three walls, one central heating radiator, obscure leaded double glazed window to rear elevation and fitted extractor vent.

Outside

To the front of the home is a mainly lawned fore garden with an adjacent tarmac driveway which leads to the large attached garage. To the rear is a pleasant garden with a southerly aspect and features an extensive patio area with canopy over, good sized mainly lawned garden and a further hard landscaped area. There is external lighting and water supply.

Services

All mains are believed to be connected.

Measurement

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

Tenure

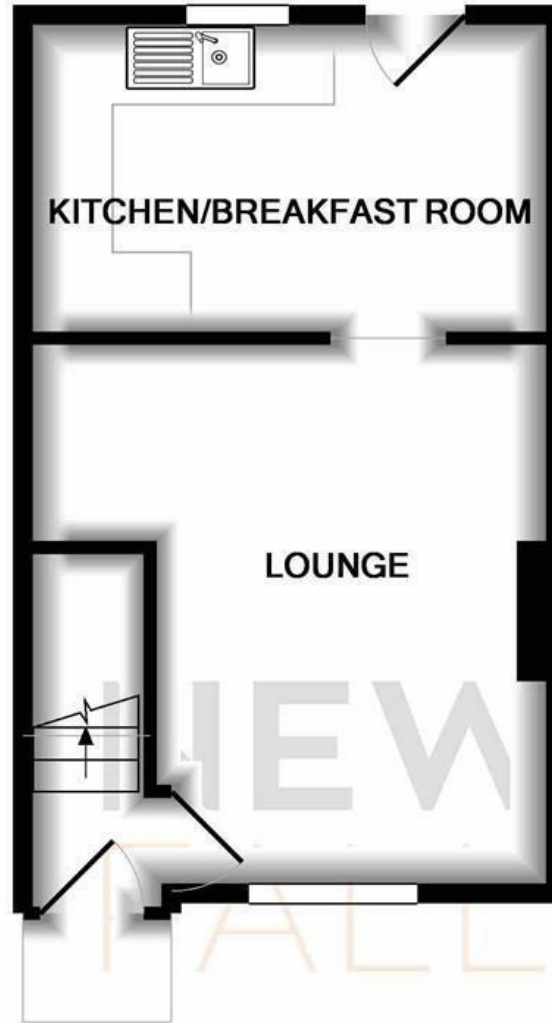
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

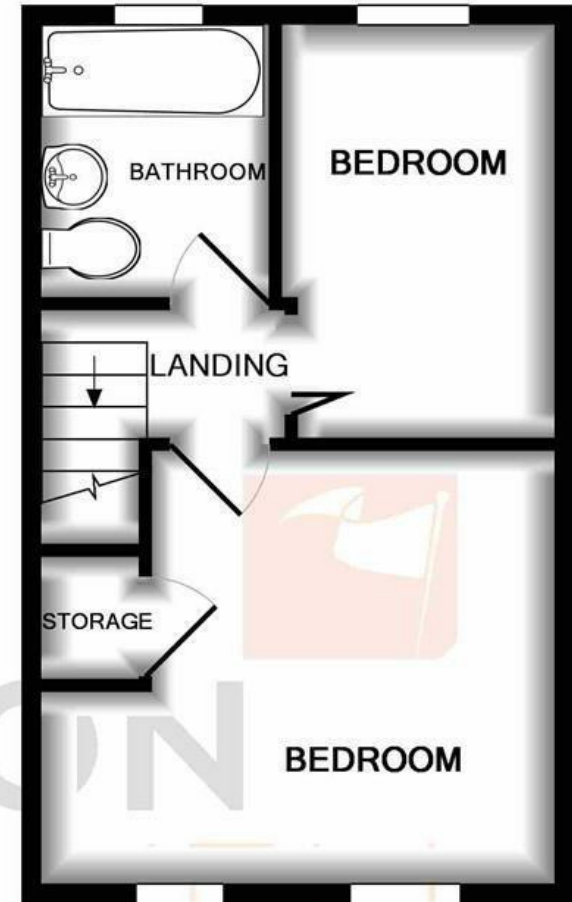
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



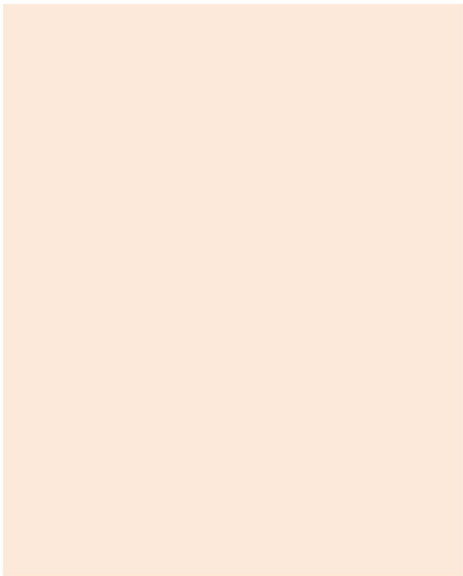
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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