



5 Fairfields

| DE14 3PE | Guide Price £350,000

ROYSTON
& LUND

- ** Guide Price £350,000 to £375,000**
- Kitchen/Diner and Separate Lounge
- Detached Single Garage And Parking For 2 Or More Vehicles
- Ample Storage Throughout
- Council Tax Band E
- Four Bedroom Family Home In Branston
- Downstairs WC, Family Bathroom and En Suite
- Solar Panels With Battery Storage
- South Facing Rear Enclosed Garden
- Freehold





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Royston & Lund are delighted to bring to the market a modern beautifully presented, four-bedroom family home in the picturesque village of Branston with a south facing private garden.

You enter the property through a spacious hallway where there is a newly renovated downstairs WC and stairs to the first floor. The downstairs area consists of high quality ceramic flooring throughout.

The large dual aspect kitchen/diner runs from the front to the rear of the property and offers a modern fitted kitchen with plenty of floor and wall cabinets and integrated appliances including a gas hob and built in double oven, fridge, freezer and dishwasher. There is also a breakfast island complimented by granite worktops. There is a good-sized storage cupboard ideal for a pantry. The sink has views over the rear garden and there is a utility room with space for both a washing machine and dryer. Also there is a door to the rear garden.

Double doors lead from the hall into the large lounge which has the added bonus of oak flooring throughout, with a window to the front and double patio doors to the rear garden. On the first floor the spacious landing gives access to four double bedrooms; two to the front of the property and two to the rear. The main bedroom benefits from a three piece en-suite shower room and built in wardrobes. Two further bedrooms have built in wardrobes. There is a family bathroom and a storage cupboard on the landing.

The rear garden is south facing and offers privacy all around and is mainly laid to lawn with a patio area ideal for entertaining. There is a detached single garage with electricity and parking for 2 or more vehicles. The property also features solar panels with battery storage plus an EV charger to help reduce energy costs.

To appreciate this property a viewing is highly recommended.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

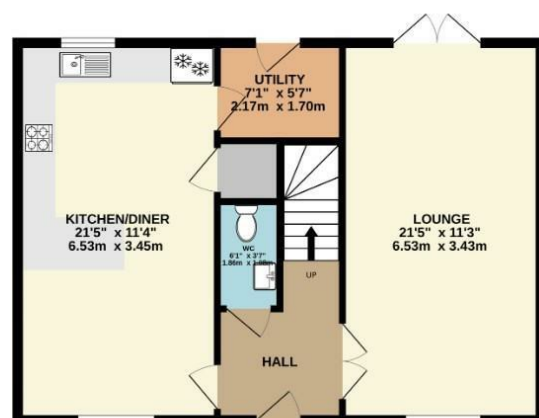
Environmental Impact (CO₂) Rating

	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		

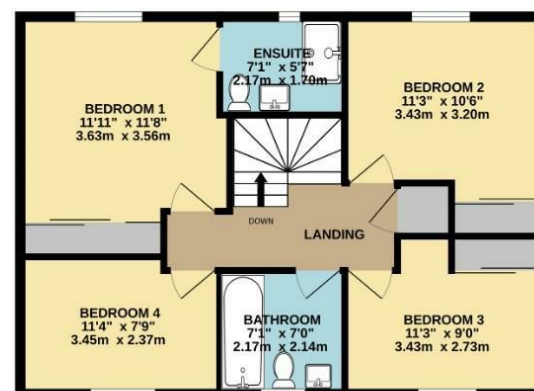
England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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