



**Woodlands Rise, Brandon, IP27 0NU**

**welcome to**

## **Woodlands Rise, Brandon**

Being close to both schools & amenities, this detached bungalow has been extended over the years and offers great space and potential to improve throughout! Currently offering three bedrooms, with the master and third both having a dressing area/snug & low maintenance gardens plus a garage!

### **Summary**

Nestled within an extremely sought after residential area within the town of Brandon, you'll discover this two bedroom detached bungalow, with plenty of potential throughout! Set within walking distance to the town centre and it's great range of amenities, including various supermarkets, local shops, primary and high schools, takeaways and a local market run every Thursday and Saturday, this home is well positioned to take full advantage of what Brandon offers!

Sitting on a good sized plot, the property initially offers a good sized garden to the front, a driveway for off road parking, a car port for further, sheltered parking and a garage!

Inside, the accommodation has been extended over the years and now offers spacious rooms throughout, all of which offer great potential to be improved. A spacious lounge with an adjoining dining room creates a great central hub within the home and offers lovely space to entertain. Further from this, the well-equipped kitchen, three good sized bedrooms, two of which have steps down to either a dressing room or a snug, a conservatory which overlooks the rear garden and a family bathroom offer lovely space throughout!

To the rear, the garden has been paved so is of no maintenance and would work perfectly left as it is or for the new owner to come in and adapt how they wish.

Viewing is essential!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side, built in boiler cupboard, access to the loft space and radiator.

#### **Living Room**

16' 11" x 11' 1" ( 5.16m x 3.38m )

With window to front and radiator.

#### **Dining Room**

10' 5" x 6' 3" ( 3.17m x 1.91m )

With dual aspect windows to both the front and side and radiator.

#### **Kitchen**

10' 1" x 11' 11" ( 3.07m x 3.63m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, electric oven, electric hob, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator and door and window to side.

#### **Conservatory**

13' 10" max. x 14' 1" max. ( 4.22m max. x 4.29m max. )

#### **Bedroom One**

9' 11" x 11' 10" ( 3.02m x 3.61m )

With window to side, radiator and steps down to:

#### **Dressing Area**

11' 8" x 6' 3" ( 3.56m x 1.91m )

With window to rear.

#### **Bedroom Two**

10' 7" x 8' 8" ( 3.23m x 2.64m )

With window to side and radiator.





### **Bedroom Three**

11' 11" x 9' 10" ( 3.63m x 3.00m )

With window to side, radiator and steps down to:

### **Snug**

6' 2" x 10' 8" ( 1.88m x 3.25m )

With door to Conservatory and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, corner bath unit, window to side and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property is an enclosed garden with a concrete driveway, providing plenty of off road parking and access to a Car Port, for further, sheltered parking and:

#### **Garage**

#### **Rear Garden**

To the rear, the garden has been paved for ease of maintenance.



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## Woodlands Rise, Brandon

- Extended Detached Bungalow
- Low Maintenance Rear Garden
- Huge Potential Throughout
- Close Proximity to Local Schools & Amenities
- Three Good Sized Bedrooms
- Conservatory to Rear
- Garage & Driveway for Parking
- Plenty of Space Throughout

Tenure: Freehold EPC Rating: Awaited

**£275,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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