



**London Road, Brandon, IP27 0EW**



**welcome to**

## **London Road, Brandon**

An extended and beautifully presented four-bedroom family home in central Brandon, within walking distance of all local amenities. Offering generous living space, a good-sized garden, and versatile accommodation, this is a must-see property!

### **Summary**

Set in a hugely popular central location within Brandon, this spacious family home is just a short stroll from the town centre and its wide range of amenities, including supermarkets, well-regarded primary and secondary schools, and an array of restaurants and takeaways - making it an exceptionally convenient place to live.

Thoughtfully extended and tastefully renovated by the current owners, the property now offers generous and versatile living space, ideally suited to growing families. The welcoming entrance hall leads into a bright and airy lounge, with a large front window and sliding patio doors to the rear that flood the room with natural light. A separate dining room provides an ideal space for family mealtimes or entertaining, and adjoins a well-equipped family kitchen. A handy rear porch and a ground floor bathroom complete the downstairs accommodation.

Upstairs, four well-proportioned bedrooms are accompanied by a family bathroom, ensuring plenty of flexibility for larger families or those needing home-working or hobby space.

Outside, the rear garden is of an excellent length and has been carefully maintained, offering an ideal space for children to play, for entertaining, or for relaxing in the sunshine.

With its generous proportions, versatile layout, and prime town-centre location, this home truly ticks all the boxes for family living. Viewing is highly recommended!

### **The Accommodation:**

#### **Living Room**

24' 2" max. x 14' 7" max. ( 7.37m max. x 4.45m max. )  
With feature fireplace, window to front, sliding door leading out to the rear garden and radiator.

#### **Dining Room**

17' 6" x 12' 2" ( 5.33m x 3.71m )  
With door to side, two windows to side and radiator.

#### **Kitchen**

With a range of fitted kitchen units at base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for Range style cooker, space for fridge/freezer, window to side and radiator.

#### **Utility Room**

5' 7" x 5' 6" ( 1.70m x 1.68m )  
With space and plumbing for washing machine, built in boiler and airing cupboards and window to side.

#### **Cloakroom**

With W.C, sink unit with mixer tap over, heated towel rail and window to side.

#### **Rear Porch**

With built in understairs storage and door to rear.

#### **Downstairs Shower Room**

With W.C, sink unit with tap over, shower cubicle with shower attachment over, heated towel rail and window to rear.

#### **First Floor Landing**

With access to the loft space, window to side and radiator.





### **Bedroom One**

12' 8" x 14' 6" max. ( 3.86m x 4.42m max. )  
With two windows to front and radiator.

### **Bedroom Two**

15' 10" x 8' 9" ( 4.83m x 2.67m )  
With some restricted head height, window to side and radiator.

### **Bedroom Three**

18' 11" max. x 8' 7" ( 5.77m max. x 2.62m )  
With window to side and radiator.

### **Bedroom Four**

9' 9" x 7' 7" ( 2.97m x 2.31m )  
With window to rear and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and window to rear.



### **Outside**

To the rear of the property, there is a garden which is largely laid to artificial lawn with a paved patio area, double power point and a shed which has internal power connected and external sockets too.

### **Parking**

Parking can be found to the rear of the property.



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## London Road, Brandon

- Prime Central Brandon Location, Close to Local Amenities
- Thoughtfully Extended and Renovated Family Home
- Four Good Sized Bedrooms
- Spacious Living Room with Separate Dining Room
- Bathrooms to Both the Ground and First Floor
- Lengthy Garden to Rear
- Versatile Layout to Suit Large or Growing Families
- Viewing Essential!

Tenure: Freehold EPC Rating: D

**£280,000**



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