



Robert Linge Crescent, Brandon, IP27 0AP

welcome to

Robert Linge Crescent, Brandon

SPACIOUS DETACHED FAMILY HOME in a prime Brandon location within walking distance of amenities & train station. Features a BRIGHT LOUNGE with WOOD BURNER, MODERN KITCHEN/DINER with UTILITY, FOUR BEDROOMS with EN SUITE TO MASTER, plus a GOOD SIZED GARDEN and AMPLE PARKING. VIEWING ESSENTIAL!

Summary

Set in a prime location within the popular market town of Brandon, this spacious and well-presented detached home offers superb family living with generous accommodation throughout - all within easy walking distance of the town's wide range of amenities.

Perfectly positioned for convenience, you'll find supermarkets, independent retailers, eateries, and both primary and secondary schools nearby, alongside a main train line with direct connections to Cambridge and Norwich.

Boasting impressive kerb appeal and a great sense of space both inside and out, the property immediately welcomes you with a lawned front garden and ample off-road parking. Inside, the large entrance hall currently doubles as a home office, ideal for those who work remotely, and there's a downstairs cloakroom for added practicality.

The spacious lounge, with its feature wood burner, provides a warm and inviting setting for both family evenings and larger gatherings. To the rear, the open-plan kitchen/diner is a true heart of the home - offering the perfect space for mealtimes and entertaining, complemented by an adjoining utility room for convenience.

Upstairs, there are four generously sized bedrooms, with the master bedroom featuring a stylish en suite, and a modern family bathroom completing the accommodation.

Outside, the rear garden provides excellent space for relaxation, entertaining, or play, making it ideal for families of all ages.

The Accommodation

Entrance door to:

Entrance Hall

With double glazed door to front and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with stainless steel mixer taps over, double glazed window to side and radiator.

Living Room

19' 9" max. x 12' 8" max. (6.02m max. x 3.86m max.)
With feature logburner inset into fireplace, double glazed window to front, double glazed door to rear and two radiators.

Kitchen / Diner

24' 5" max. x 10' 4" (7.44m max. x 3.15m)
With a range of units at wall and base level with worktop over, stainless steel sink unit with stainless steel mixer tap over, electric oven, gas hob with stainless steel extractor hood over, space for fridge/freezer, double glazed window to front and radiator.

Utility Room

7' 2" x 9' 6" (2.18m x 2.90m)
With a range of units at wall and base level with worktop over, space and plumbing for washing machine, gas boiler, double glazed window to rear and double glazed door to side.

First Floor Landing





Master Bedroom

10' 6" into cupboard. x 12' 9" max. (3.20m into cupboard. x 3.89m max.)

With built in storage cupboard, a range of spacious fitted wardrobes, double glazed window to rear and radiator.

Master En-Suite

With W.C, wash hand basin with stainless steel mixer taps over, laminate flooring, extractor fan, double glazed window to rear and radiator.

Bedroom Two

12' 9" max. x 8' 9" max. (3.89m max. x 2.67m max.)

With double glazed window to rear and radiator.

Bedroom Three

8' 9" x 10' 5" (2.67m x 3.17m)

With double glazed window to rear and radiator.

Bedroom Four

10' 5" max. x 10' 7" max. (3.17m max. x 3.23m max.)

With double glazed window to front and radiator.



Family Bathroom

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with shower attachment and mixer tap over, extractor fan, double glazed window to rear and heated towel rail.

Outside

Front Garden

To the front of the property is a garden which is enclosed by a low brick wall with a range of shrubs and plants.

Rear Garden

To the rear of the property is a garden which is largely laid to lawn with raised vegetable beds and access to the driveway, which provides off road parking space for up to four vehicles.



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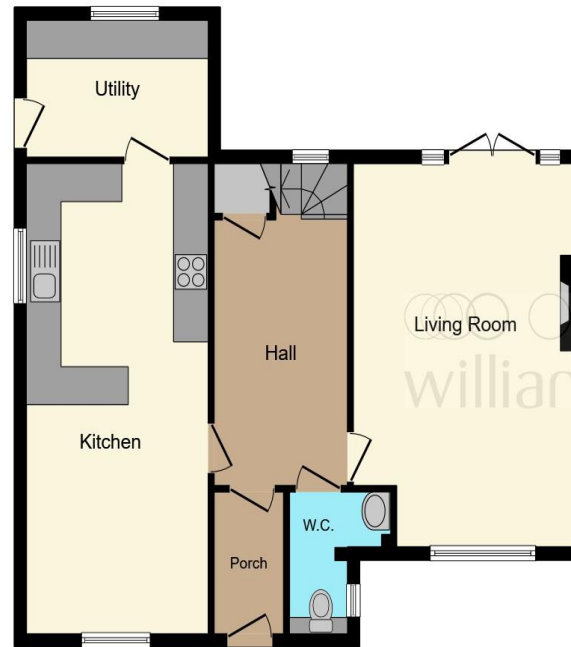
welcome to

Robert Linge Crescent, Brandon

- Spacious & Well Presented Detached Family Home
- Spacious Lounge with Feature Woodburner
- Prime Location within Walking Distance of Brandon's Town Centre
- Master Bedroom with Modern En-Suite
- Three Further Good Sized Bedrooms
- Ample Off Road Parking and Garage
- Useful Utility Room and Ground Floor Cloakroom
- Large Kitchen/Diner - Ideal for Entertaining!

Tenure: Freehold EPC Rating: C

£375,000



Ground Floor



First Floor

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

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