



## The Roebuck, Brandon, IP27 9AX

Rent - £1,750      Deposit - £2,019

A beautifully presented modern detached home, ideally located just one minute from the RAF Lakenheath back gate and enjoying attractive field views. The ground floor offers a bright living room, a spacious kitchen/diner perfect for everyday living and entertaining, and a convenient downstairs W/C. Upstairs, the main bedroom features its own en-suite, accompanied by two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from an oversized driveway to the front and a detached garage. The enclosed garden provides a peaceful space to relax, enhanced by open field views.

- ONE MINUTE FROM RAF LAKENHEATH BACK GATE
- DETACHED HOUSE
- MODERN KITCHEN/ DINER
- ACOUSTIC GLASS & INSULATION
- AVAILABLE JANUARY
- OPEN FIELD VIEWS
- THREE BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- OFF ROAD PARKING AND OVERSIZED GARAGE
- CALL SHIRES TO VIEW



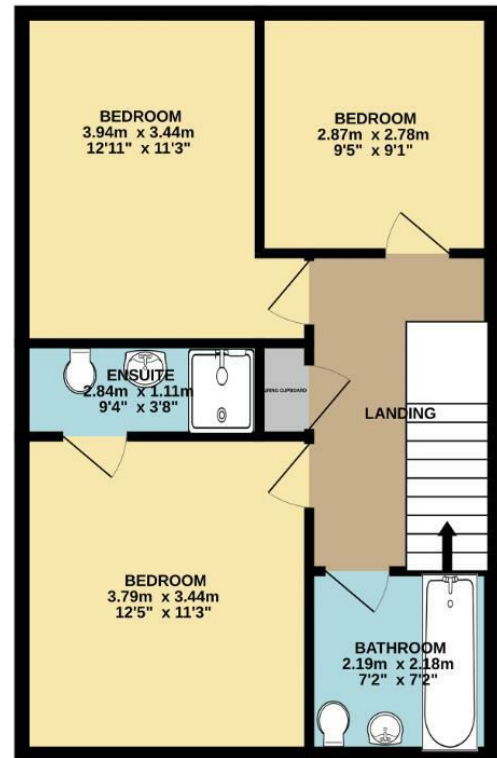
Council Tax Band: - EPC Rating: B 81



GROUND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



1ST FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA : 130.0 sq.m. (1399 sq.ft.) 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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