



Lyndene Station Road, Brampton, CA8 1EX

Guide price £365,000



# Lyndene Station Road

Brampton, CA8 1EX

- Large Detached 4 Bed Bungalow
- One of Brampton's Most Sought After Locations
- 2 Reception Rooms, Conservatory & Kitchen
- Close to Amenities & Facilities
- Property Requires Upgrading
- Occupying a Large Elevated Plot
- 2 Bathrooms Including En-Suite Bathroom
- Plentiful Private Parking, Garage & Store
- Walking Distance to William Howard School
- Offered For Sale with No Onward Chain

Offered for sale with no onward chain and occupying a substantial elevated plot in one of Brampton's most desirable locations, Lyndene presents an exciting opportunity to create a truly exceptional home. Offering spacious single-storey living, this detached bungalow is ideal for buyers seeking a property with tremendous potential and the chance to modernise and personalise to their own taste.

The accommodation comprises four bedrooms including a bedroom with an en-suite bathroom, a family bathroom, two generous reception rooms, a lounge, dining room, kitchen, and a bright conservatory overlooking the garden.

Approached via a shared driveway, the property benefits from ample off-road parking for multiple vehicles, and a garage with useful store room beneath the ground floor. The extensive enclosed gardens are a particular feature, with lawns, mature trees, colourful planting, and a high degree of privacy. The sizeable plot also offers scope for further development or extension, subject to the necessary consents.

Situated within the popular market town of Brampton, residents can enjoy the best of both worlds: peaceful countryside surroundings and convenient access to local amenities. Shops, cafés, restaurants, and everyday services are all within walking distance, while the surrounding countryside provides excellent opportunities for walking and outdoor recreation.



<b>Porch</b>	8'10" x 4'10" (2.71 x 1.49)
<b>Entrance Hallway</b>	
<b>Lounge</b>	14'5" x 13'5" (4.41 x 4.09)
<b>Dining Room</b>	18'6" x 10'11" (5.64 x 3.35)
<b>Kitchen</b>	13'3" x 12'9" (4.05 x 3.89)
<b>Conservatory</b>	20'8" x 6'11" (6.30 x 2.12)
<b>Bedroom One</b>	12'8" x 12'1" (3.88 x 3.69)
<b>En-Suite Bathroom</b>	9'1" x 4'10" (2.79 x 1.49)
<b>Bedroom Two</b>	11'1" x 9'4" (3.40 x 2.85)
<b>Bedroom Three</b>	10'8" x 7'9" (3.26 x 2.37)
<b>Bedroom Four</b>	9'3" x 7'6" (2.83 x 2.30)
<b>Family Bathroom</b>	7'9" x 7'8" (2.37 x 2.36)
<b>Rear Porch</b>	6'5" x 5'3" (1.97 x 1.61)
<b>Garage</b>	24'1" x 9'6" (7.35 x 2.92)
<b>Store Room</b>	26'0" x 10'5" (7.95 x 3.20)



## Outside

### Services

Mains gas, electricity, water and drainage are connected but have not been tested by Lakes Estates. Fibre optic Broadband available.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

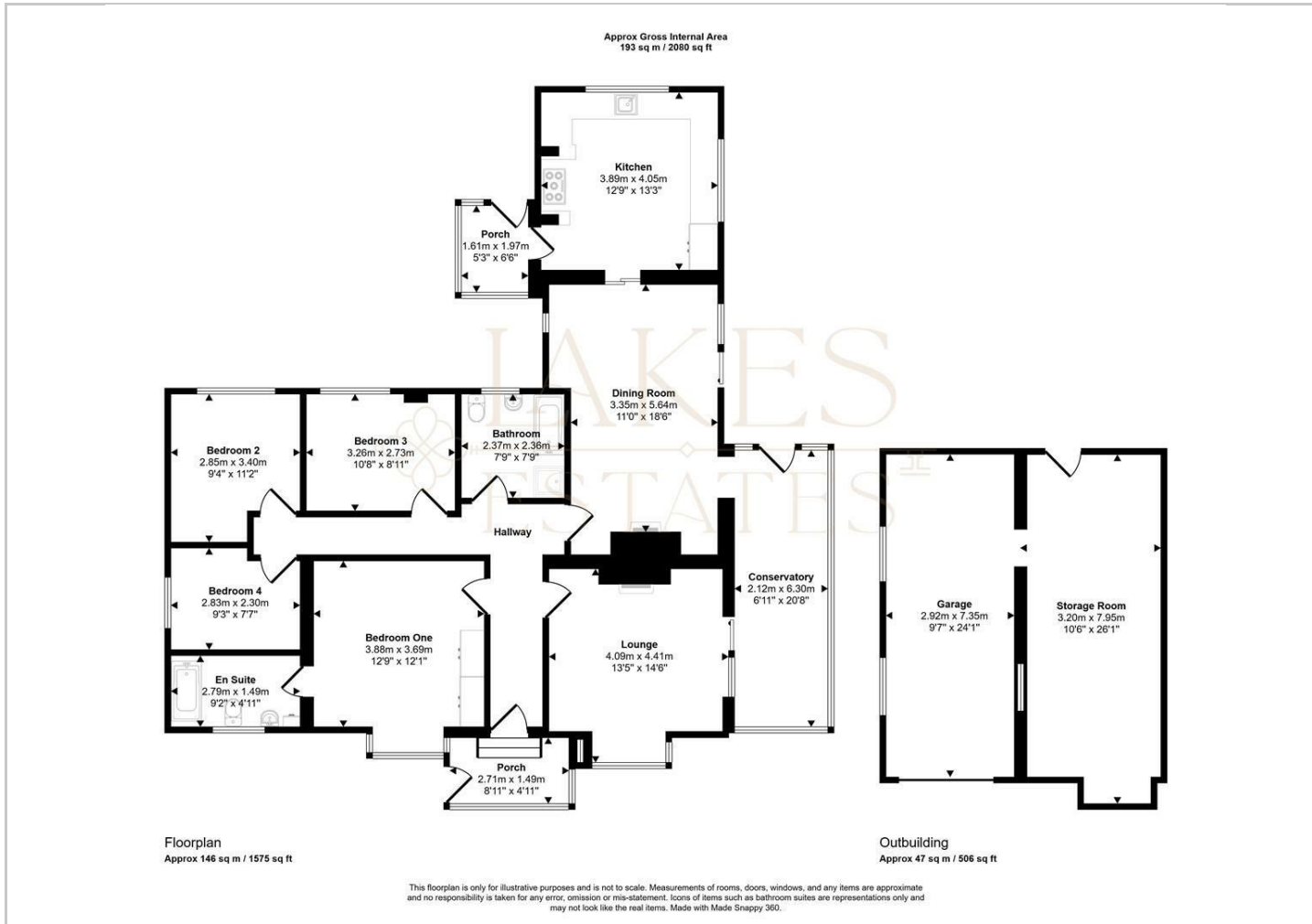
## Directions

From Brampton town centre head follow Main Street East towards the A69. Turn right onto Station Road. Once passed Edmondson Close there is a driveway on the right-hand side, beside S&S Railhead Garage. The property is found at the top of the driveway.

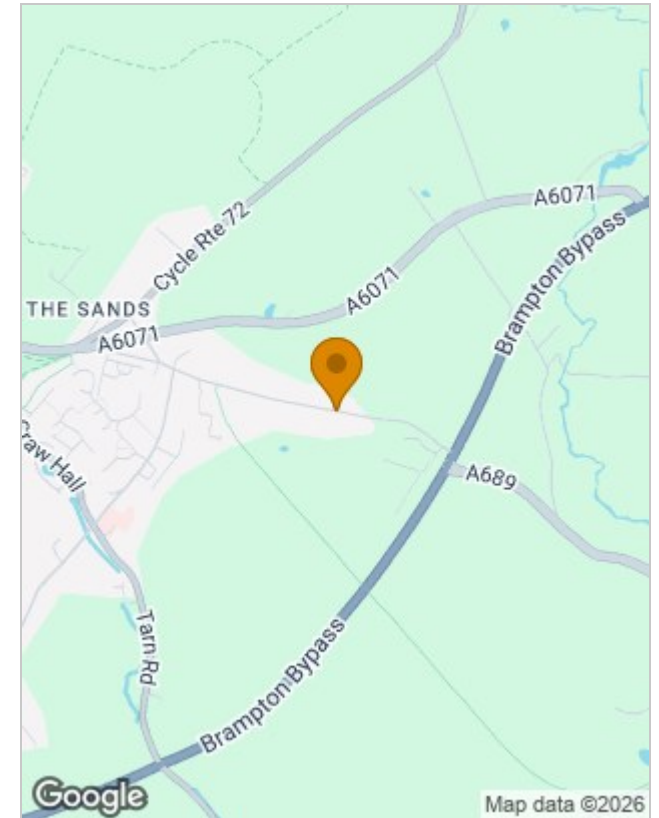




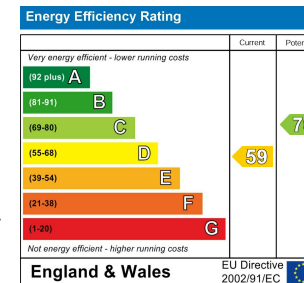
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.