



Kingfisher Drive

Brandon, IP27

Price guide £220,000

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Description

Molyneux Estate Agents are excited to offer this detached bungalow found within a sought after cul de sac in the market town of Brandon. The property boasts an updated electric heating system, as well as sealed unit UPVC windows and doors throughout.

A welcoming entrance porch at the front of the bungalow opens to the spacious lounge, which has a window to the front aspect. The property can also be accessed via a side door in to the open plan kitchen/ diner. The kitchen includes a range of fitted wall and base units with worktop over, an inset stainless steel sink and drainer, plus a built in oven with hob and extractor fitted above. There is an integrated fridge-freezer, and further space and plumbing for a washing machine. In addition to the side door, the kitchen/ diner has windows to both the front and side aspects, allowing for lots of natural light.

The inner hall is home to a built in cupboard which houses the hot water tank, as well as a ceiling hatch for access in to the loft space. The hall has doors opening to both bedrooms, as well as the shower room and separate W.C.

The master bedroom enjoys a range of built in wardrobes with mirrored sliding doors, and has doors to the rear opening to the added conservatory, which in turn opens to the rear garden. The second bedroom also boasts built in wardrobe space, again with mirrored sliding doors. The shower room comprises a shower cubicle, W.C and wash hand basin, and has a window to the rear aspect. There is also a separate cloakroom with W.C, wash hand basin and a window to the side.

Externally the bungalow has gardens front and rear, as well as an adjacent block paved driveway providing off street parking. Iron gates open to allow for covered parking beside the bungalow, thanks to the fitted car port. The driveway leads to the brick built garage, which has a metal up and over front

door, power and light connected, plus a personal door opening to the rear garden.

The rear garden is private and enclosed, laid predominantly to lawn, and features a block paved patio area ideal for dining and entertaining. There is also a timber Summer House attached to the rear of the garage, with power and light connected. The front garden offers low maintenance, laid predominantly to shingle.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Porch

Lounge - 15' 10" x 13' 5"

Kitchen/ Diner - 18' 11" x 11' 1"

Inner Hall

Bedroom 1 - 12' 1" x 11' 5" to front of wardrobes

Conservatory - 12' 8" x 8' 9"

Bedroom 2 - 9' 10" x 8' 1" plus built in wardrobe

Shower Room - 8' x 4' 7"

Garage - 17' x 8' 6"

Council Tax band - C

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Tel: 01842 818282

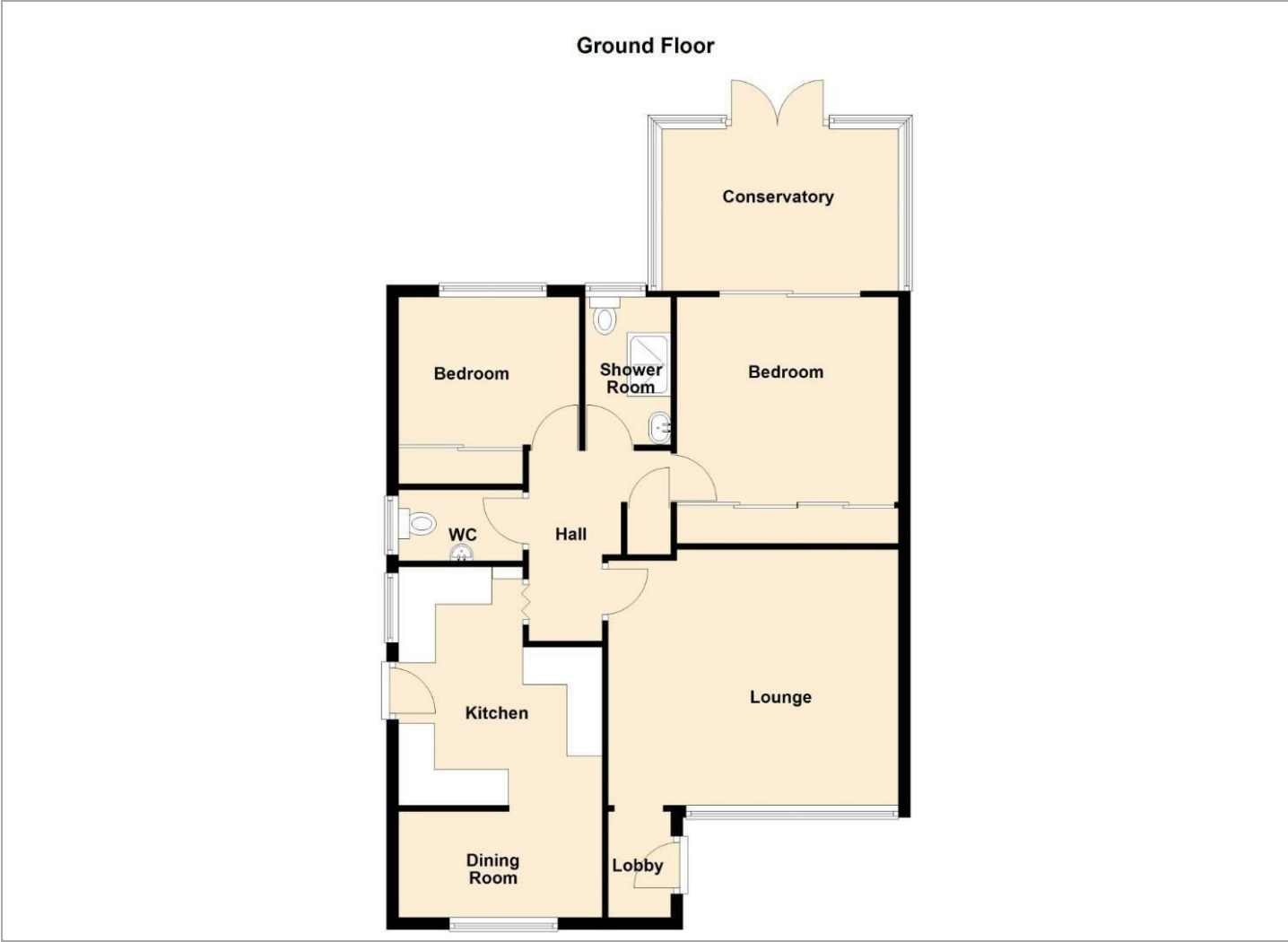
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

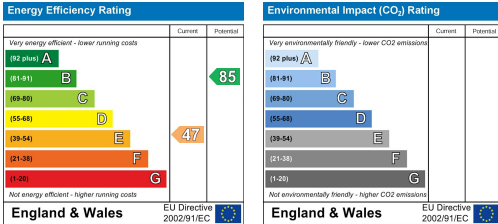
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.