



Rectory Lane

Weeting, IP27

Price £290,000

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Weeting, Brandon, IP27

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Description

Situated in the charming village of Weeting, this delightful semi-detached house on Rectory Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, including a lounge featuring a multi-fuel burner, perfect for cosy evenings in.

The ground floor is thoughtfully designed, comprising a functional kitchen with a Range cooker, Butler sink, and space for the usual appliances. The dining area flows seamlessly into the lounge, creating an inviting atmosphere for entertaining guests or enjoying family meals. Upstairs, the bathroom is equipped with both a bath and a shower cubicle, catering to all your relaxation needs.

One of the standout features of this property is the expansive garden, which is predominantly laid to lawn and extends to the rear and side, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The garden features a circular patio with pergola over, ideal for entertaining friends and family.

To the front of the home a shingled driveway accommodates parking for multiple vehicles, ensuring convenience for you and your guests.

Situated in a sought-after village location, this home is just a short distance from the nearby market town of Brandon, offering easy access to local amenities and services. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this lovely house your new home.

Measurements

Entrance Hall

Kitchen - 12' 8" x 12' 7"

Lounge - 19' 1" x 9' 4"

Diner - 9' 6" x 7' 8"

Stairs to first floor landing

Bedroom 1 - 13' 4" max x 10' 1" plus door recess

Bedroom 2 - 11' 3" plus door recess x 8' 10"

Bedroom 3 - 8' 8" x 7' 11" max

Bathroom - 7' 6" x 5' 6"

Council Tax band - B

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.

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.

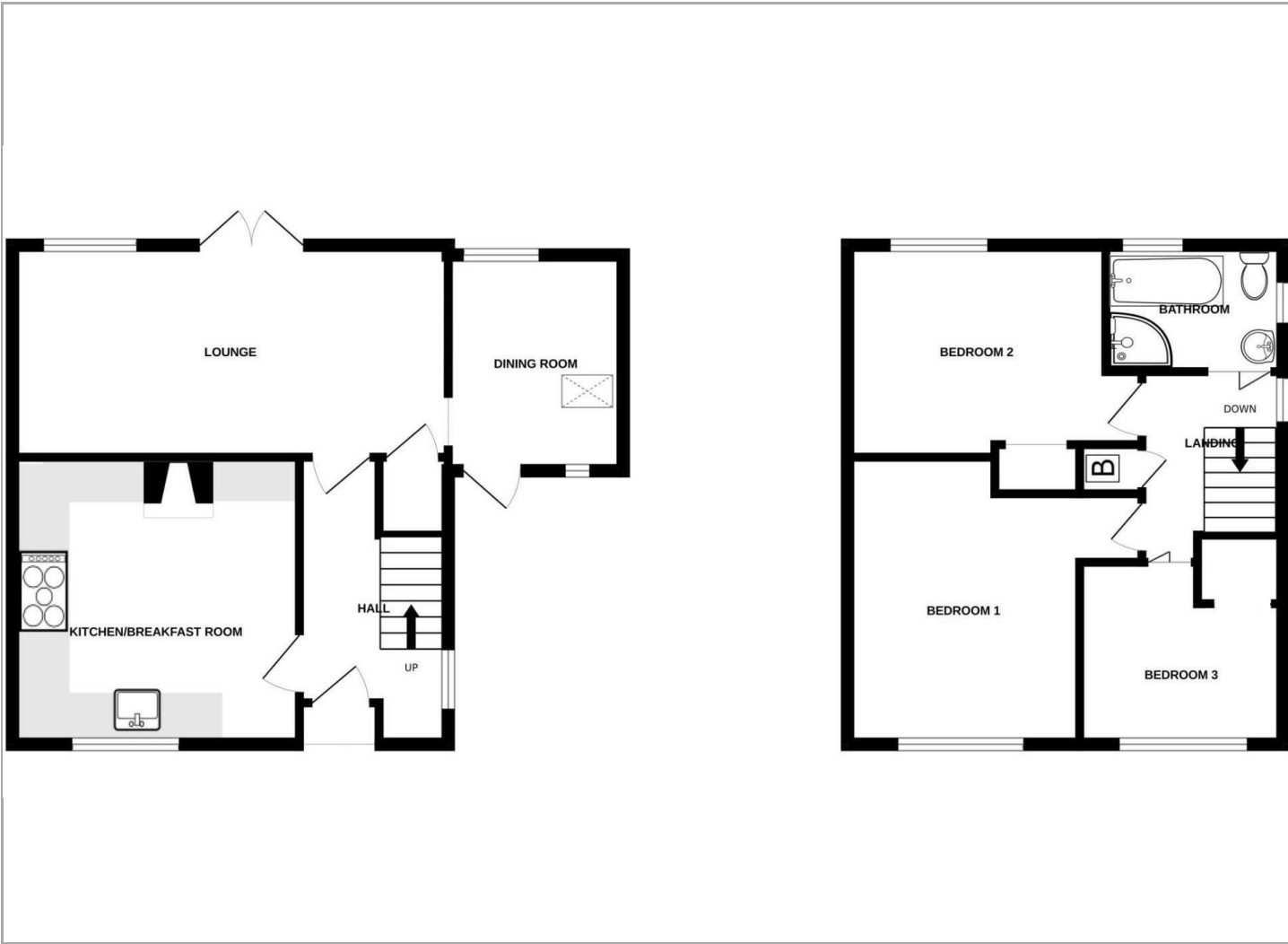
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

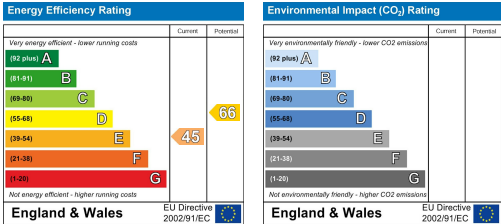
Tel: 01842 818282





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.