



# Hawthorne Lane

Brandon, IP27

Guide price £200,000



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## Description

Located within the sought after LORDS WALK development, this property would be ideal for FIRST TIME BUYERS or INVESTMENT as a rental opportunity to personnel from the local USAF base.

Downstairs, the property comprises of a welcoming OPEN PLAN lounge/ diner with understairs storage and doors leading to the rear garden. There is also a coat cupboard and further storage cupboard in addition to the fully fitted kitchen which includes a range of wall and base level units, with space for a fridge freezer, cooker and washing machine. Appliances are available as part of negotiation.

Upstairs the family bathroom comprises a panelled bath with shower over, W.C, wash hand basin and a heated towel rail. There are TWO DOUBLE BEDROOMS, both of which benefit from BUILT IN wardrobes. The master bedroom also opens to useful additional room to the front, which could be used as a home office, dressing room, or nursery amongst other ideas.

Externally there is a driveway to the front of the home, providing parking for two cars, as well as a fully enclosed rear garden.

## Measurements

Lounge - 18' 10" max x 10' 3"

Dining Area - 10' 1" x 8' 5"

Kitchen - 10' 4" x 10'

Stairs to first floor landing, with access to loft space and built in storage cupboard

Bedroom 1 - 13' 11" max x 8' 11", plus built in double wardrobe, additional walk in wardrobe and useful storage room with can be used as a study or dressing room for example (restricted head height)

Bedroom 2 - 12' 1" x 10' 9", plus built in double wardrobe

Family Bathroom

Council Tax band - A

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.

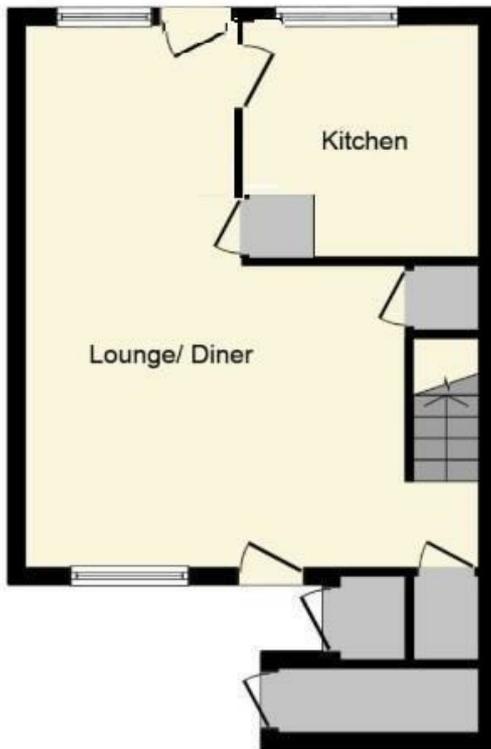
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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





**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Viewing**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-104)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(15-38)	G		
Not energy efficient - higher running costs		58	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(11-15)	B		
(16-20)	C		
(21-25)	D		
(26-30)	E		
(31-35)	F		
(36-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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