



## Robert Linge Crescent

Brandon, IP27

Price £325,000

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## Description

Nestled in the exclusive cul-de-sac of Robert Linge Crescent, Brandon, this attractive detached home is offered with NO ONWARD CHAIN!

Spanning an impressive 1,389 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, including a master suite complete with an en suite shower room, this residence is designed to accommodate families of all sizes.

The ground floor features a welcoming entrance porch leading into an inner hall, which includes a cloakroom and a handy understairs cupboard. The lounge provides a cosy space to unwind, while the kitchen and utility room, with direct access to the integral garage, enhance the practicality of daily living. The dining room is perfect for family meals or hosting guests.

Upstairs, the landing opens to four bedrooms and a family bathroom, ensuring ample space for everyone. The property is further complemented by gas-fired central heating, ensuring warmth and comfort throughout the year.

Outside, the front and rear gardens are laid to lawn, providing a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. With parking available via a driveway in front of the garage, convenience is at the forefront of this home.

Offered with no onward chain, this delightful property is ready for you to move in and make it your own. Internal viewings are now available through Molyneux Estate Agents, so do not miss the opportunity to explore this charming home in a sought-after location.

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## Measurements

Entrance Porch & Inner Hall

Cloakroom

Lounge - 20' 6" x 12' 9"

Kitchen - 12' x 10' 4"

Utility - 9' 8" x 7' 1"

Garage - 16' 7" x 9' 10"

Dining Room - 11' 11" x 10' 4"

Stairs to first floor landing

Bedroom - 10' 9" x 10' plus door recess

En- Suite - 5' 4" x 4' 11"

Bedroom - 13' x 8" 10"

Bedroom - 10' 6" x 8' 9"

Bedroom - 10' 9" x 7' 9" / 10' 5" max

Bathroom - 7' 7" x 6' 7" max

Council tax Band - D

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

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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.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract)

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

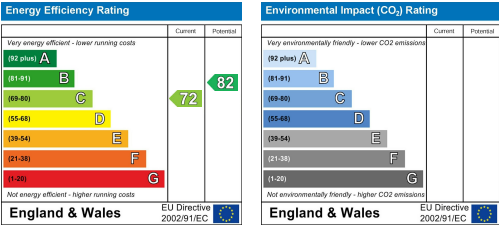




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.