MOLYNEUX
ESTATE AGENTS

Mounts Pit Lane

Brandon, IP27

Price £280,000

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Description

Situated in Mounts Pit Lane, Brandon, this delightful detached house, built in 2010, offers a perfect blend of modern living and convenience. Spanning an impressive 1,216 square feet, the property is presented with no onward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing practicality for family and guests alike. The spacious lounge invites relaxation, while the dining room offers an excellent space for entertaining. The well-appointed kitchen is designed for both functionality and style, catering to all your culinary needs.

The upstairs landing opens to four generously sized bedrooms, ensuring ample space for family or guests. The master bedroom is a true retreat, complete with an ensuite shower room for added privacy, as well as a built in double and single wardrobe. A family bathroom serves the remaining bedrooms, providing convenience for all.

This property benefits from gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. Outside, you will find a garage and a driveway, a valuable asset in today's market. The enclosed rear garden, laid to lawn, offers a safe and serene space for children to play or for hosting summer gatherings.

Situated in a tucked-away position, this home is in close proximity to Brandon town centre and its amenities, making it an excellent choice for those seeking both peace and accessibility. This property is not to be missed, offering a wonderful opportunity for family living in a desirable location.

An internal viewing viewing is now available, contact Molyneux Estate Agents to arrange.

01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall & Cloakroom

Lounge - 19' 9" x 11' 2"

Dining Room - 11' 2" x 8' 9"

Kitchen - 11' 2" x 10' 8"

Stairs to first floor landing

Bedroom 1 - 11' 5" x 10' 2" plus door recess

Bedroom 2 - 11' 3" x 9' 6"

Bedroom 3 - 10' 1" x 8' 2"

Bedroom 4 - 9' 4" x 7' 1"

Bathroom - 6' 4" x 5' 11" max

Agents Note

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 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.

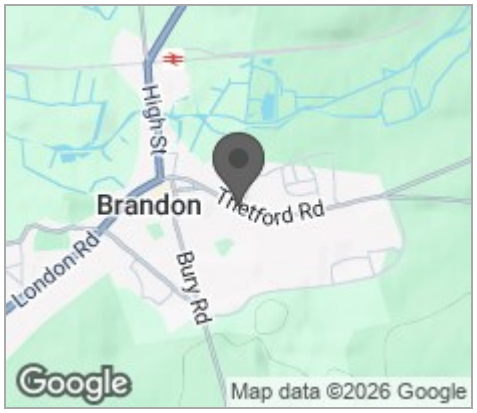
They may be available by separate negotiation. Please contact the agent with regards to this.

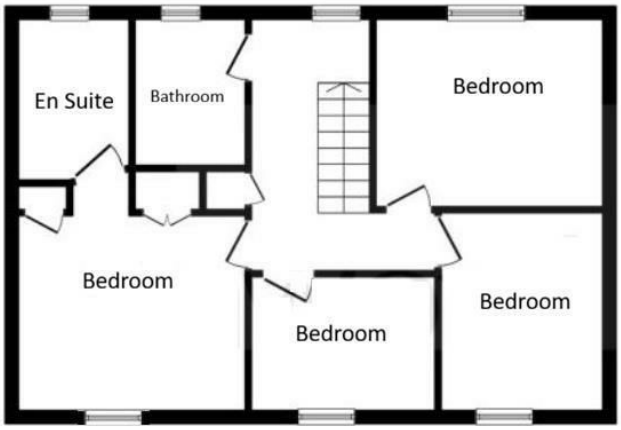
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

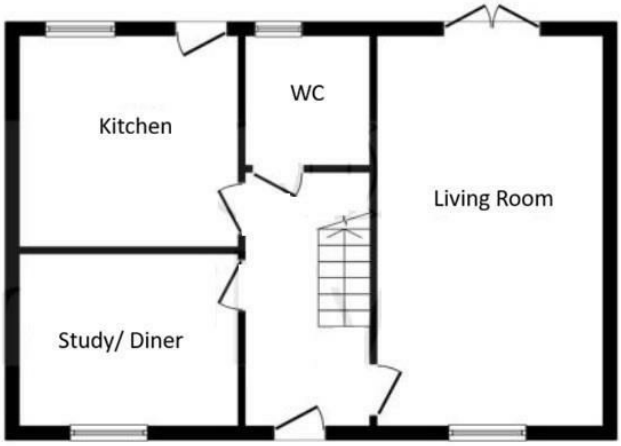
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

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.

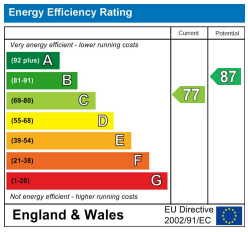


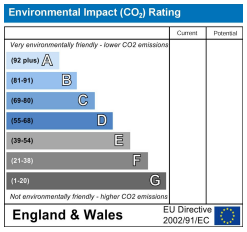




Viewing

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.

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