



Lambs Lane, Lawshall, Suffolk, IP29 4PR

MARK · EWIN
BURY ST EDMUNDS

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An extended, three-bedroom detached bungalow located in the village of Lawshall with field views to the rear, off-road parking and a garage.

The accommodation comprises an entrance porch and hallway which leads to a spacious sitting/dining room with sliding doors to the garden, a fitted kitchen, two bedrooms and a bathroom. From the kitchen, there is access to a useful utility room and breakfast room with its own access to the south facing rear garden and leads to a further bedroom and shower room.

Outside, the delightful rear garden is mainly laid to lawn with a paved patio area, garden shed and greenhouse. The garden also provides a variety of flowers and shrubs in raised beds and offers a garden pond. To the front, parking is offered via a driveway leading to the single garage.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage.
Heating via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling South along with A134 towards Sudbury, take the turning for Lawshall, continue along this road passing through Lawshall village, upon reaching Harrow Green turn left into Lambs Lane where the property can be found.

Location

Lawshall is situated approximately 8 miles from Bury St Edmunds and 10 miles from Sudbury and offers a church, primary school and Public House. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Porch 5' 9" x 6' 4" (1.74m x 1.92m)

Hallway 7' 0" x 11' 5" (2.14m x 3.47m)

Sitting Room 11' 11" x 14' 2" (3.64m x 4.33m)

Dining Room 11' 11" x 12' 4" (3.62m x 3.76m)

Kitchen 11' 5" x 10' 5" (3.49m x 3.18m)

Utility Room / Lobby 12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom 11' 11" x 11' 8" (3.64m x 3.55m)

Bedroom 12' 5" x 9' 3" (3.78m x 2.83m)

Bedroom 12' 2" x 11' 1" (3.71m x 3.39m)

Shower Room 9' 1" x 5' 3" (2.77m x 1.59m)

Bathroom 7' 0" x 7' 7" (2.14m x 2.31m)

Rear Garden

Driveway

Garage 12' 4" x 15' 6" (3.77m x 4.72m)

Additional Information:

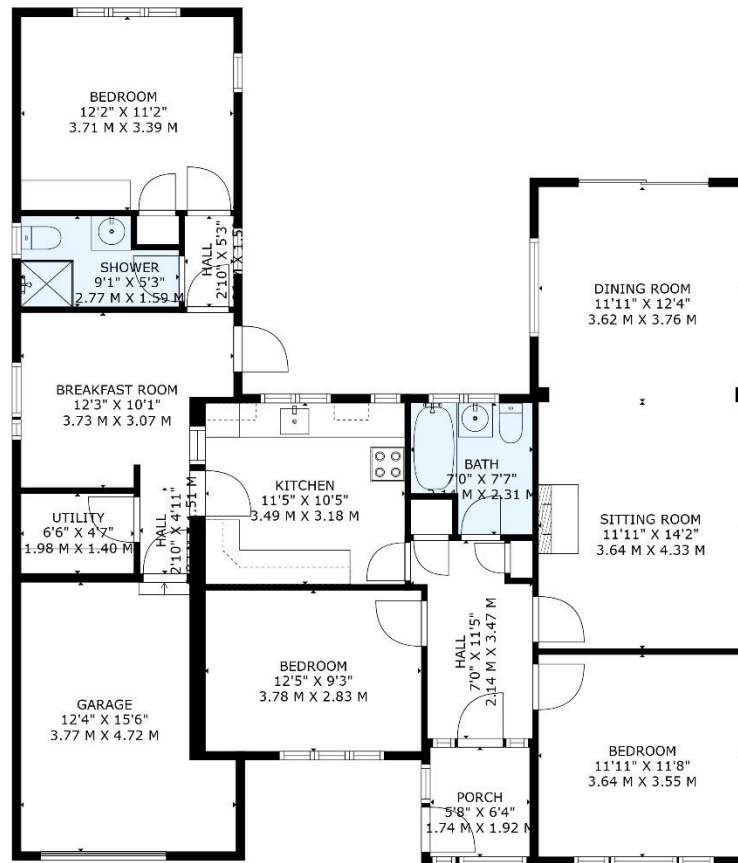
Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Offers Over £400,000
Freehold





TOTAL: 1215 sq. ft, 113 m²
 FLOOR 1: 1215 sq. ft, 113 m²
 EXCLUDED AREAS: PORCH: 36 sq. ft, 3 m², GARAGE: 164 sq. ft, 15 m², WALLS: 132 sq. ft, 13 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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