



The Glebe, Lawshall, Suffolk, IP29 4PN

MARK · EWIN
BURY ST EDMUNDS

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Located in the village of Lawshall is this well-presented, three-bedroom, detached bungalow with garage and parking.

The property sits close to the centre of the village and is a short distance from the village hall, park public house. The accommodation comprises an entrance hall, welcoming sitting room and fitted kitchen. The kitchen offers a range of wall and base level units and incorporates a built-in oven, hob and extractor. The bungalow offers three bedrooms and a bathroom. Outside, the good-size front garden is mainly laid to lawn with a pathway leading to the entrance door.

The rear garden is mainly laid to lawn with a decking area and a variety of shrubs. Parking is offered via a single garage with additional parking space.

Additional Information

Tenure: Freehold

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

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable. (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

Head along the A134 heading south towards Sudbury, take the turning for Lawshall, head into the village of Lawshall, continue along Harrow Green, The Glebe will be found on your right-hand side, turn left once on The Glebe, where the parking for 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:

Entrance Hall 4' 0" x 13' 2" (1.21m x 4.02m)

Living Room 12' 3" x 14' 2" (3.74m reducing to 3.24m x 4.32m)

Kitchen 8' 0" x 12' 2" (2.43m x 3.71m)

Bedroom 1 14' 4" x 8' 10" (4.37m x 2.69m)

Bedroom 2 10' 3" x 8' 10" (3.13m x 2.69m)

Bedroom 3 8' 9" x 8' 1" (2.66m x 2.47m)

Bathroom 6' 9" x 8' 2" (2.07m x 2.50m)

Rear Garden

Single Garage

Additional Information:

Council Tax Band: C

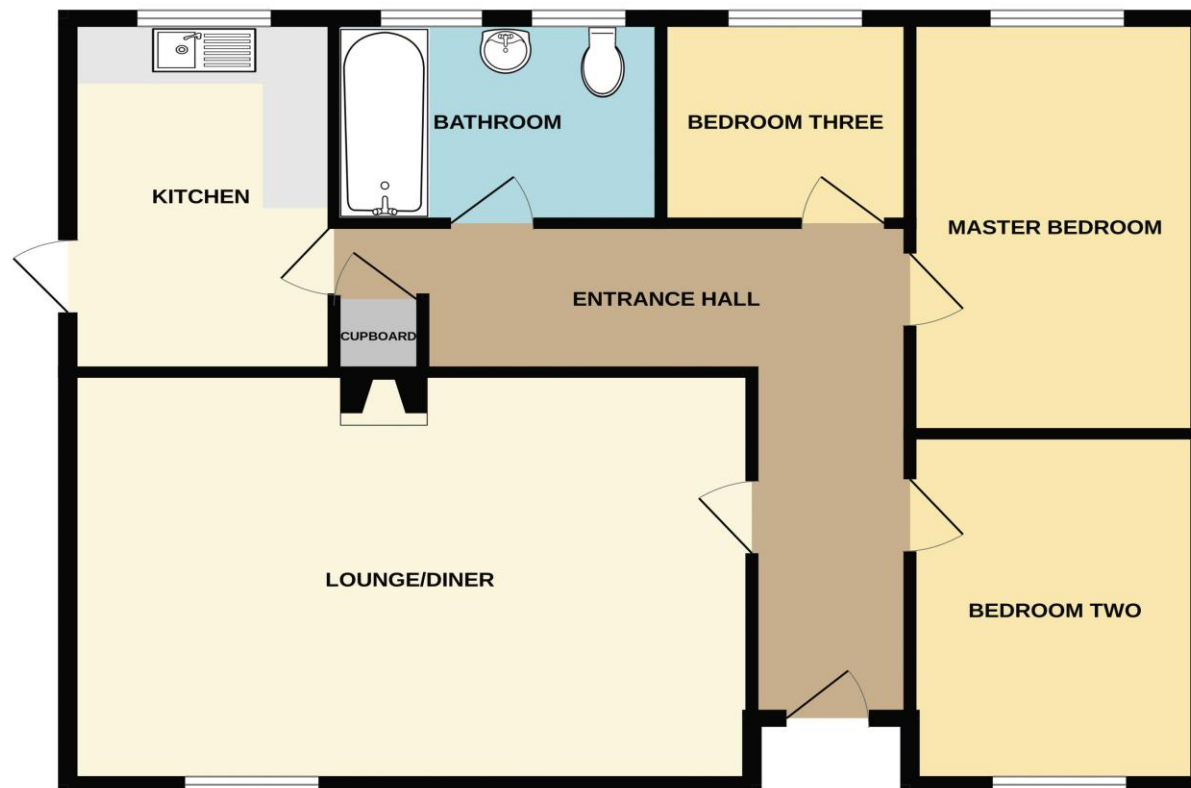
EPC Rating: D

Tenure: Freehold

Guide Price £300,000
Freehold



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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. 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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