





Modern Three Bedroom Detached Home in Lakenheath, extremely well presented, benefitting from off road parking. The property is either an ideal residential home or Investment opportunity.

Tenure: Freehold

Parking: Off Road Parking to both front and rear

Gardens: Rear enclosed

Heating: Electric Air Source Heat Pump



ENTRANCE HALL

Wood effect flooring, underfloor heating, understairs cupboard, door to kitchen, living room and downstairs bathroom.

KITCHEN

Modern Fitted kitchen with a range of base and eye level units, Electric Cooker and Hob with Extractor over, Integrated Dishwasher and Fridge Freezer, tiled floor with underfloor heating, window to rear with wood blind, patio doors to garden, spot lighting.

LIVING ROOM

Wood effect flooring with underfloor heating, Fireplace with Wood Mantle, window to front with wood blinds.

BATHROOM

Wood effect flooring with underfloor heating, Sink with Vanity Unit, Toilet, built in cupboard.

BEDROOM 1

Carpeting with built in wardrobes, Radiator, Window to rear with wood blind, spot lights.

BEDROOM 2

Carpeting, Radiator, Window to Front with wood blind, built in cupboard, spot lights.

BEDROOM 3

Wood effect flooring, window to rear with wood blind, radiator, spot lights.







BATHROOM

Tiled Floor, Toilet, Bath with Shower Screen and Shower, Sink with Vanity Unit, Radiator, window to front.



GARDEN

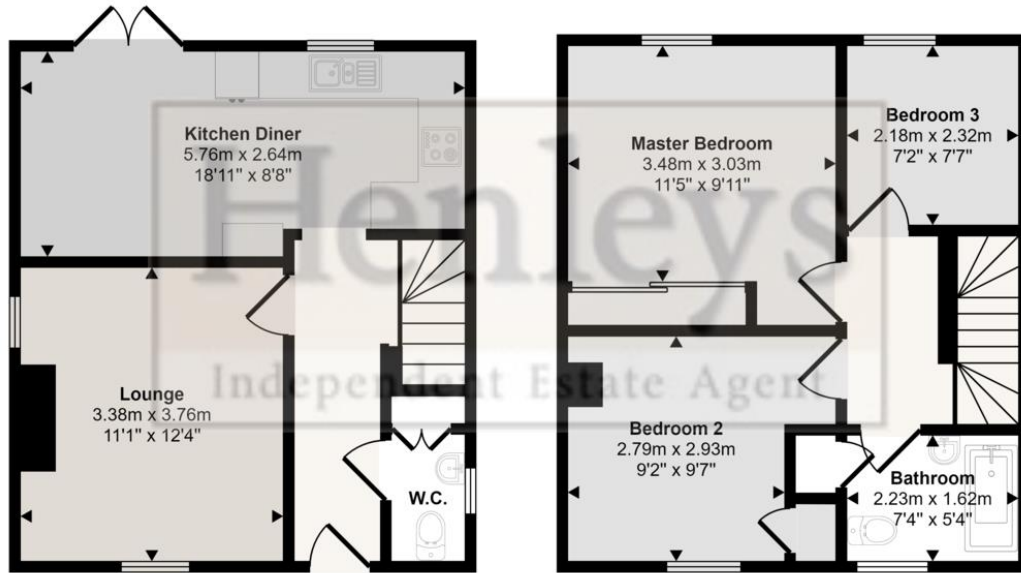
Block Paving with Pergola over, Air Source Heat Pump, gate to front, lawn with various planting, shed with light and power, gate to rear, patio area, outside tap.

OUTSIDE

Single parking space to front, two parking spaces to rear.



Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft

First Floor
Approx 39 sq m / 418 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		