





We are pleased to offer this three bedroom detached bungalow situated on the popular Woodland area of Lakenheath. The property offers good size accomodation including a spacious living room, good size modern kitchen and three good sized bedrooms. The property also benefits from a single garage and off road parking with a large garden.

Tenure: Freehold

Council Tax Band: C

EPC: D

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage:

Parking: Driveway

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

LIVING ROOM

Carpet flooring, feature fireplace, window to front.



KITCHEN

Range of modern base and eye level units, ceramic hob with extractor over, oven, space for washing machine, stainless steel sink with mixer tap, window to front, door to side.

BEDROOM 1

Carpet flooring, window to rear.

BEDROOM 2

Carpet flooring, window to rear.

BEDROOM 3

LVT flooring, french doors to garden.

BATHROOM

Vinyl flooring, bath with shower over, tiled splash back, sink, toilet, window to side.

OUTSIDE

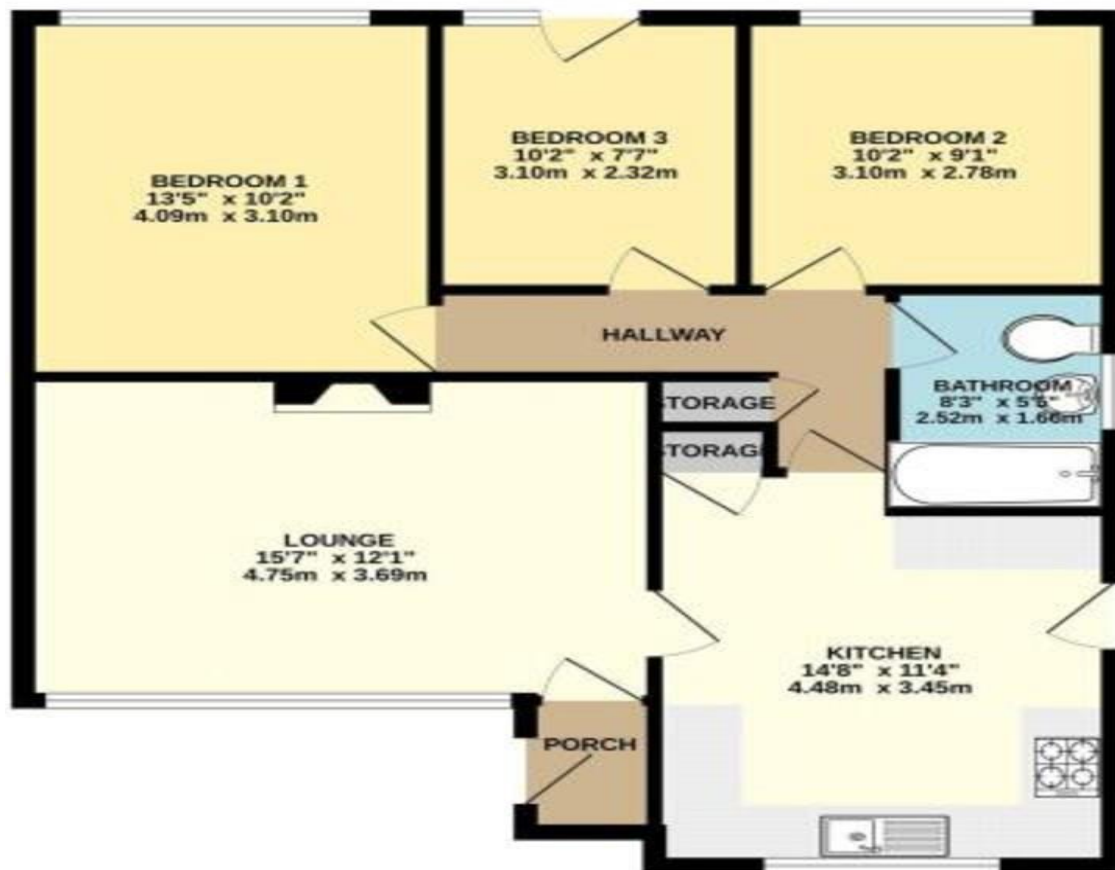
Front: Single garage with pedestrian access, off road parking, good size front garden with mature shrubs.

Rear: Patio area, mostly laid to lawn with mature hedging and shrubs, large shed.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, 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.
Made with Metaguide 12/2016



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		