



Marks Lane

Santon Downham, IP27

Offers over £450,000

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Description

Molyneux estate agents are extremely excited to offer this individual and unique home found in the picturesque village of Santon Downham. The stunning home is found on a large plot, with a glorious rear garden that truly must be viewed to be appreciated! The accommodation includes three bedrooms with an en-suite to the master, as well as an open plan lounge, dining and kitchen area. With a shower room and useful utility, there is also a double cart lodge with built in storage sheds, and a shingled drive for parking. The home is warmed by an air source heating system, and there are solar panels fitted to the rear roof, with a battery pack included.

The property is ideally situated, with a farmland outlook to the front, home to a range of goats and alpacas, whilst the rear garden is not only a wonderful size, but also mature and well kept. There is a decking and patio area, whilst the remainder is predominantly laid to lawn. An orchard boasts a range of fruit trees, in particular plum, there is a garden pond, established flower beds, plus a timber shed with power connected, and a smaller potting shed. Another fantastic feature of the rear garden is a 'bat bunker' where several bats come to sleep between October and March, with specialists visiting once a month to check on and look after their temporary home. The garden is also regularly visited by other wildlife, and is a particularly great spot for any keen birdwatchers, with a real variety often spotted.

The internal accommodation is accessed via a welcoming entrance porch, which opens to the open plan lounge, diner and kitchen. The lounge has two large windows looking out to the rear garden, as well as French doors opening to the garden. The lounge also boasts a feature fireplace with multi-fuel burner. The dining room also enjoys a window looking out to the garden, and French doors opening straight out to the decking area. The kitchen includes a range of wall and base units with worktop over. There is a built in oven with hob and extractor fitted above, an inset stainless steel sink and drainer, plus space for an under counter fridge.

The kitchen has a window to the front aspect, plus a door opening to the useful utility room. The utility is home to both the hot water tank and immersion, as well as a water softener included within the sale. There is further units and a sink fitted, plus space for a washing machine. The utility has a side window and door opening to the garden.

There are three bedrooms in total, one of which is located beyond the lounge, and includes an en-suite shower room and built in wardrobe. There is also French doors opening from the bedroom out to the rear garden. An inner hall on the other side of the kitchen/ diner opens to the second and third bedrooms. The second bedroom also enjoys French doors out to the garden and a built in wardrobe, whilst the third bedroom is currently used as a home office. There are two built in storage cupboards within the inner hall, with the shower completing the internal accommodation. The shower room comprises a shower cubicle, W.C, wash hand basin and a heated towel rail.

Timber gates open to allow off street parking on the shingled driveway in front of the home, whilst a double cart lodge also provides covered parking or storage. The cart lodge has four built in storage sheds to the back, whilst a side gate opens for access from the cart lodge out to the rear garden.

All in all this superbly positioned home with the most amazing garden is a real MUST VIEW! Contact Molyneux estate agents of Brandon to arrange.

Measurements

Entrance Porch

Kitchen - 11' 2" x 10' 11"

Dining Room - 13' 3" x 9' 1"

Utility - 11' 6" max x 9' 5"

Tel: 01842 818282

Lounge - 19' 1" x 17'

Bedroom 1 - 15' 9" max x 10' 2"

En- Suite

Inner Hall

Shower Room - 9' 7" x 6' 1" max

Bedroom 2 - 12' max x 11' 7"

Bedroom 3 - 9' 7" x 7' 10"

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.

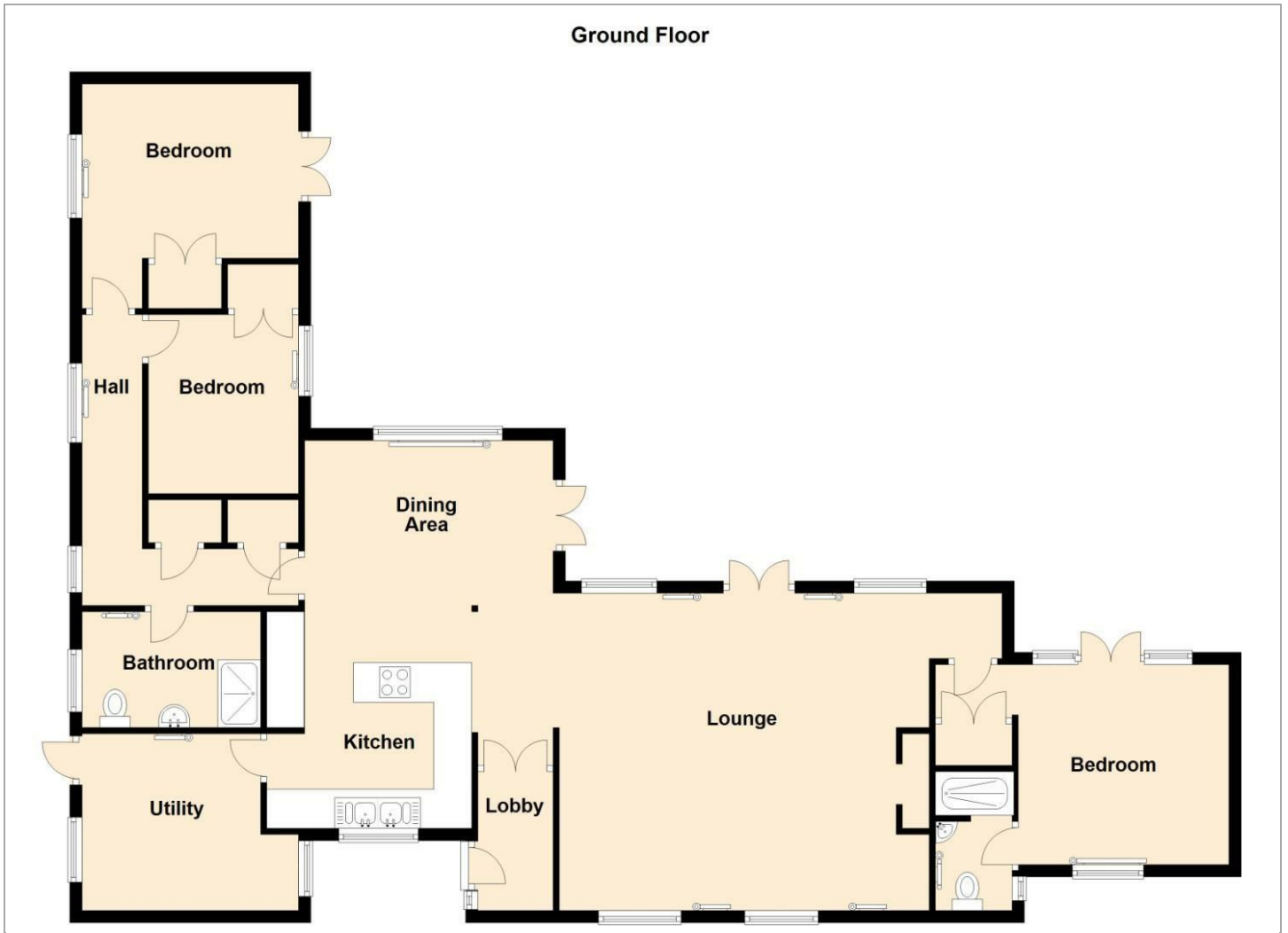
Items shown in photographs are not included unless they are detailed within the sales particulars.

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





Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.