



# The Lammas

, IP26

Price £280,000

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, Mundford, IP26

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## Description

Located in the sought after village of Mundford, is this well presented detached home. Boasting gardens front and rear, plus a garage and driveway, the home itself enjoys sealed unit UPVC windows throughout, plus gas fired central heating (with a new boiler being installed prior to sale).

The accommodation itself is accessed via a welcoming entrance hall, where there is a useful cloakroom (W.C) plus a built in cupboard ideal for hanging coats, and a further cupboard 'under the stairs'. The modern kitchen/ breakfast room is found at the front of the home, and includes a range of fitted wall and base units with work top over, plus a fitted island with breakfast bar. There is an inset ceramic sink and drainer, as well as space for a washing machine, large fridge-freezer and oven. The kitchen also enjoys an attractive bay window to the front aspect.

The lounge is a spacious room with a feature brick fireplace housing the wood-burner. The lounge opens to a rear lobby area which has a window and French doors opening to the back garden, as well as leading to the play room. The play room is located behind the garage, with an integral door opening in to the garage, which has power and light connected. The play room also has both a window and door opening to the rear garden, and would make a good home office if a play room wasn't required.

Upstairs the landing has doors opening to all three bedrooms and the family bathroom, as well as a built in storage cupboard and a ceiling hatch for access in to the loft space. The master bedroom is found at the front of the home with two windows to the front aspect, and a fitted wardrobe. The second and third bedrooms both have windows looking over the rear garden. The family bathroom completes the accommodation, comprising a panelled bath with shower over and attached, W.C, wash hand basin and heated towel rail, with a frosted window to the side aspect.

The front of the home is laid to lawn, with a clever bin store area, whilst the adjacent concrete driveway provides off street parking in front of the garage. The rear garden is partly laid to decking, with the remainder laid to lawn, and is fully enclosed.

An internal viewings comes highly recommended, and can be arranged by contacting Molyneux Estate Agents of Brandon.

## Measurements

Entrance Hall

Cloakroom

Lounge - 17' x 12' 9"

Rear Lobby - 17' x 4' 4"

Play Room/ Study - 8' 11" x 7' 11"

Kitchen/ Breakfast Room - 17' x 7' 11" plus bay window

Stairs to first floor landing

Bedroom 1 - 17' x 8'

Bedroom 2 - 12' 10" x 9' 2"

Bedroom 3 - 10' 2" plus door recess x 7' 5"

Bathroom - 8' 10" x 5' 9" max

Council Tax Band - C

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.

Tel: 01842 818282

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. They may be available by separate negotiation.

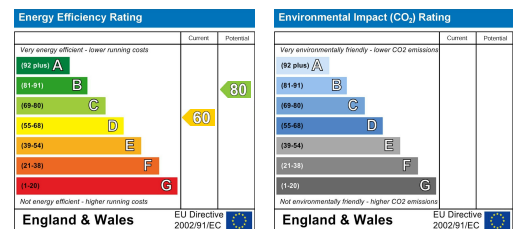
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

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



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.

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