



# Cemetery Road

Lakenheath, IP27

Price £250,000

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## Description

This charming cottage includes CHARACTER FEATURES throughout and benefits from a GENEROUS SIZED REAR GARDEN! The property is located within the pleasant village of Lakenheath and situated within CLOSE PROXIMITY (approx 0.4 miles) of its High Street shops and amenities as well as the local Primary School and Maidscross Hill Nature Reserve.

Downstairs the house features a fully fitted kitchen which includes a range of wall and base level units, stainless steel sink, an INTEGRATED fridge, freezer and cooker (with extractor hood over), a useful understairs storage cupboard as well as tiled floor and a boiler cupboard housing the oil boiler. There is a spacious lounge from the original part of the house which is believed to date back to mid 1700's enjoying exposed beams and an impressive multi fuel burner within a feature brick fireplace. There is also a DINING ROOM with French doors overlooking the rear garden and a separate UTILITY ROOM with ample space for additional appliances.

Upstairs there are three bedrooms in addition to a family bathroom which is tiled floor to ceiling and comprises W.C, bath with electric shower over and wash hand basin. There is also an airing cupboard above the stairs which houses an immersion heater and a door from the second bedroom which opens onto the roof of the rear flat roof extension.

Outside the property offers driveway off street parking with a double gated side access into the expansive rear garden. There is a new timber storage shed which is ideal for storing garden equipment and furniture, hardstanding patio to the rear of the house, raised decking area and an oil tank which serves the oil fired central heating system.

## Measurements

Kitchen - 19'03" max x 10'09" max

Lounge - 19'03" max x 12'09" max

Dining Room - 14'00" max x 11'02" max

Utility Room - 6'05" x 4'10"

Bedroom - 13'05" x 9'08"

Bedroom - 10'10" x 10'05"

Bedroom - 10'04" max x 9'05" max

Family Bathroom - 7'06" x 4'04"

## Agents Note

The neighbouring property has a right of access across the rear garden in order to take out their bins and to receive oil deliveries.

Blue line plan is for indication purposes only and is not an exact measured plan of the property boundary.

Council Tax Band - B

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. They may be available by separate negotiation. Please contact the agent with regards to this.

Tel: 01842 818282

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

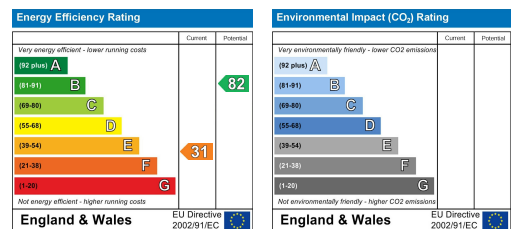




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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