



Sharpes Corner

Lakenheath, IP27

Offers in the region of £500,000

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Description

This impressive bungalow is situated on a GENEROUS SIZED PLOT within a private location and enjoys farmland outlooks to the front and side. The property offers a potential DEVELOPMENT OPPORTUNITY subject to the necessary permissions and also benefits from a new roof which includes replacement felt, batons and tiles to the main roof.

Internally the property comprises a bright and spacious OPEN PLAN living/ dining room which includes a feature electric fireplace as well as a serving hatch into the fully fitted kitchen offering a range of wall and base level units, stainless steel sink and drainer as well as space for a dishwasher and cooker with extractor hood over.

The property enjoys a large garden room, overlooking the expansive rear garden, which provides further space for appliances as well as patio doors leading outside. There is also a cloakroom W.C with a wash hand basin and cupboard housing the hot water cylinder and electricity meter.

The property benefits from FIVE DOUBLE BEDROOMS and the internal accommodation is concluded by a family shower room which comprises W.C, wash hand basin and shower cubicle.

Outside the bungalow is approached by a large shingled driveway which is partially enclosed by a low level picket fence and provides ample space for off street parking in addition to a garage. The mature rear garden is a generous size and whilst predominantly laid to lawn includes a useful storage shed, summer house and patio area for seating/ entertaining.

Agents Note

The sale of this property is subject to a Grant of Probate which has been applied for.

Council Tax Band - West Suffolk, E.

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.

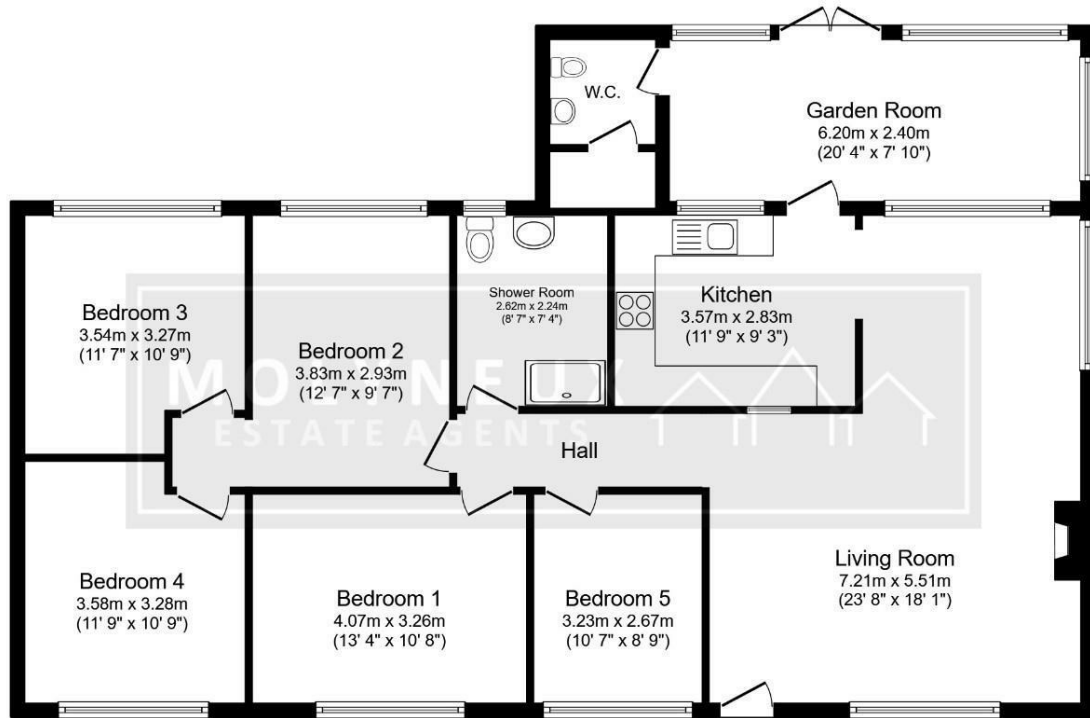
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans 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.

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

Tel: 01842 818282





Floor Plan

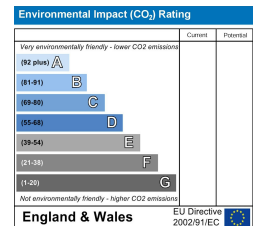
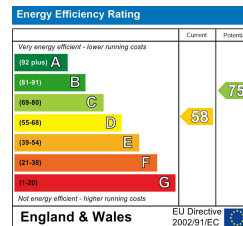
Floor area 133.4 m² (1,436 sq.ft.)

TOTAL: 133.4 m² (1,436 sq.ft.)

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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