



Cemetery Road

Lakenheath, IP27

Price £290,000

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Description

This SPACIOUS DETACHED BUNGALOW is located within the pleasant village of Lakenheath and situated within CLOSE PROXIMITY (approx 0.4 miles) of its High Street shops and amenities. The property enjoys ample off street parking in addition to a garage and a wrap-around garden.

Internally the bungalow comprises a welcoming entrance hall with ample space to remove coats and shoes in addition to a large storage cupboard. There is a generous sized lounge which includes a feature fireplace housing a multi-fuel burning stove fitted in 2023. The property includes a modern kitchen/breakfast room that offers a range of wall and base level units, airing cupboard housing the hot water cylinder, INTEGRATED cooker with extractor hood fitted over as well as space for a fridge freezer and washing machine. There is also a freestanding island which may be available under separate negotiation.

The inner hall leads to a contemporary FAMILY BATHROOM which has been updated by the sellers and comprises W.C, wash hand basin and a bath with shower attachment over. The internal accommodation is concluded by three bedrooms and includes a built in wardrobe to the master bedroom.

Outside the property enjoys a sizeable shingled driveway providing ample off street parking in front of a single garage. There is an access gate which leads into the wrap-around garden occupying the rear, front and side. The garden is predominantly laid to lawn and includes a patio for seating/entertaining as well as the oil tank which serves an oil fired central heating system.

Measurements

Lounge - 18'5" max x 11'5" max

Kitchen - 13'5" max x 11'11" max

Bedroom - 13'11" x 11'4"

Bedroom - 10'2" x 8'11"

Bedroom - 10'2" x 10'00"

Family Bathroom - 8'11" x 6'09"

Agents Note

Council Tax Band - West Suffolk, C.

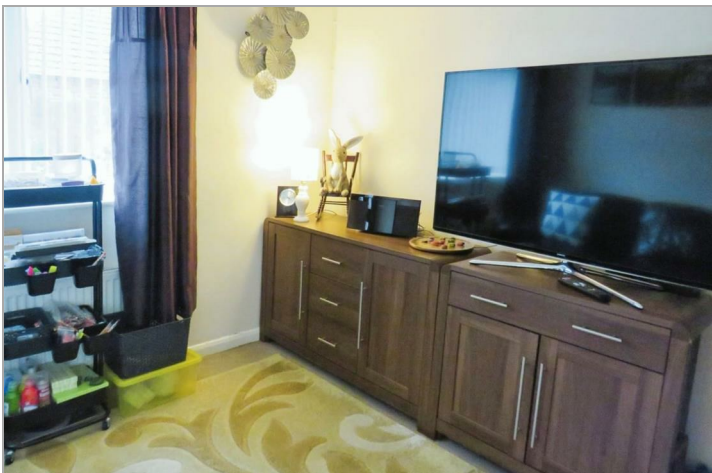
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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



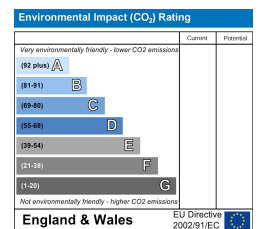
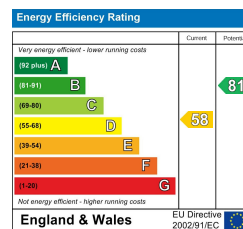


Floor Plan

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK