



Back Street

Lakenheath, IP27

Offers over £500,000

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Description

This EXECUTIVE DETACHED FAMILY HOME occupies a GENEROUS SIZED PLOT within Lakenheath village and is thought to date back to the 19th Century. The property has been thoughtfully refurbished throughout by the sellers and enjoys stunning high ceilings as well as CLOSE PROXIMITY to Lakenheath High Street and its amenities.

Downstairs the house comprises a spacious and welcoming entrance hall with ample space to remove coats and shoes, as well as stairs leading to the first floor landing. There is an impressive lounge which extends to over 26ft in addition to a CONTEMPORARY KITCHEN/ DINING ROOM. The kitchen includes an attractive island/ breakfast bar and is fully fitted with a range of wall and base level units, 1.5 bowl sink and drainer, integrated cooker, electric hob with extractor hood fitted over as well as further space for appliances. There is also a door leading downstairs to a cellar which is used for storage.

The downstairs accommodation is concluded by a separate UTILITY ROOM which houses the oil fired boiler and additional space for appliances, a GARDEN ROOM which offers a useful space for storage as well as an access door into a storage shed and finally a commodious downstairs shower room which comprises W.C, wash hand basin, shower cubicle and storage cupboards.

Upstairs the property features four expansive bedrooms, including a built in wardrobe, storage cupboard and airing cupboard to bedroom four. There is a modern family bathroom which offers W.C, wash hand basin, heated towel rail and a bath with shower over

Outside, the property is approached by a large shingled driveway which provides ample off street parking for several vehicles. There is a useful outbuilding providing a comfortable amount of storage for garden tools and equipment with personal door access from the generous sized rear garden

which is tiered and predominantly laid to lawn with a patio for seating/ entertaining.

Measurements

Lounge - 26'9" max x 14'00" max

Kitchen/ Dining Room - 20'6" max x 12'2" max

Utility Room - 9'5" x 6'3"

Downstairs Shower Room - 14'00" x 7'3"

Bedroom - 14'5" max x 14'00" max

Bedroom - 14'4" x 14'00"

Bedroom - 14'00" x 12'4"

Bedroom - 12'1" max x 11'11" plus depth of built in wardrobe

Family Bathroom - 7'2" x 5'8"

Agents Note

The property is located within a designated Conservation Area.

Council Tax Band - West Suffolk, F.

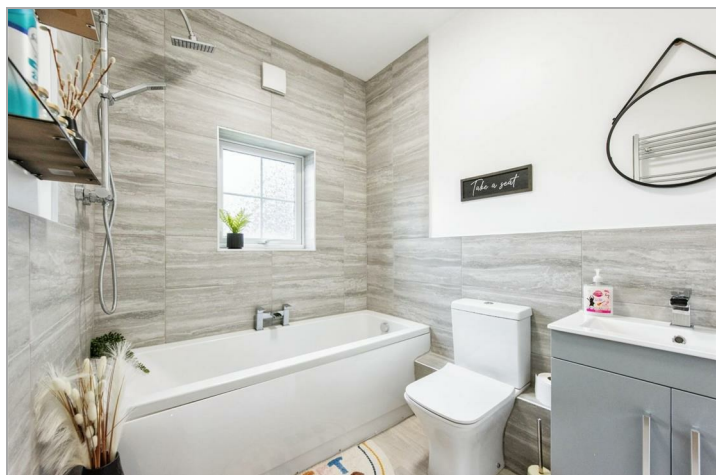
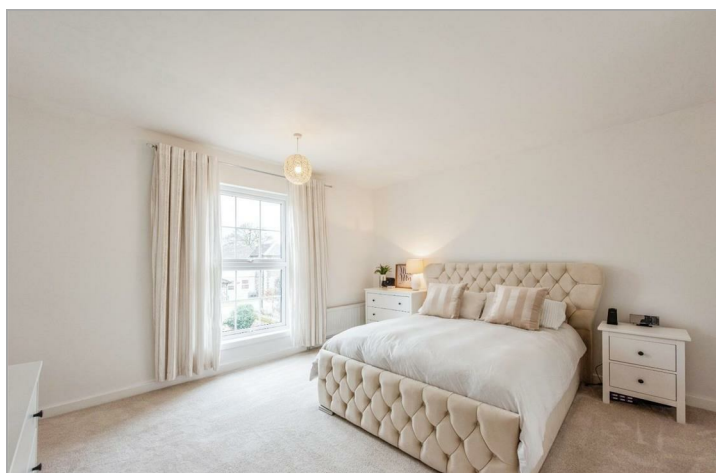
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

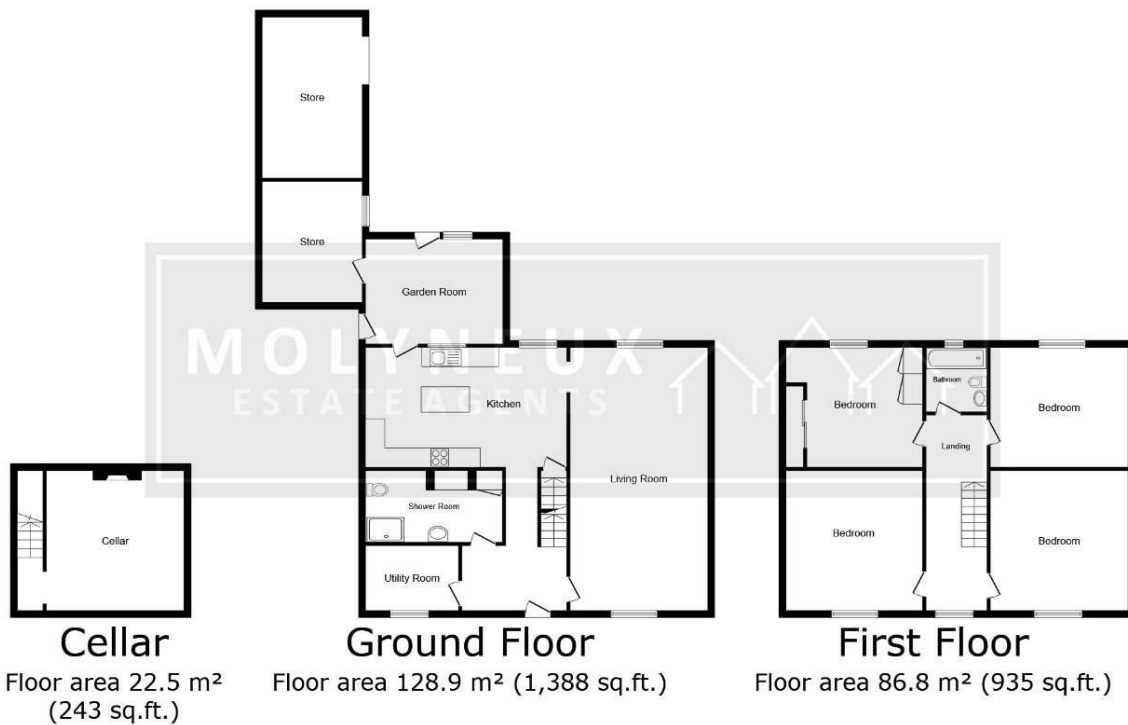
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

Tel: 01842 818282

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.



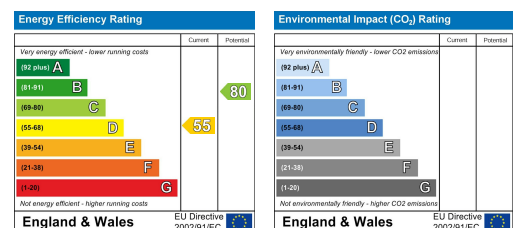


TOTAL: 238.3 m² (2,565 sq.ft.)

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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