



High Street

Lakenheath, IP27

Offers over £230,000

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Description

This charming character cottage enjoys a convenient High Street location and has been thoughtfully refurbished throughout. The property includes a fully enclosed rear garden which has been patioed for ease of maintenance and benefits from a rear access gate.

Downstairs the property comprises a lounge with exposed beams to the ceiling, in addition to a separate dining room which is an open plan design incorporating the kitchen as well as stairs which lead to the first floor landing. There is also a useful understairs storage cupboard.

There is a contemporary kitchen which offers a range of wall and base level units, butler sink, integrated cooker, microwave oven and wine fridge, induction hob with extractor hood fitted over plus ample space for a fridge freezer, washing machine and dishwasher. There are also French doors to the rear of the cottage which overlooks the rear garden.

The downstairs accommodation is concluded by a modern shower room which comprises W.C, wash hand basin, shower cubicle and a heated towel rail. There is a cupboard which houses the oil boiler serving an oil fired central heating system.

Upstairs there are two double bedrooms which includes an impressive master bedroom at the front of the house offering ample space for a dressing area or 'work from home' desk set up.

Measurements

Lounge - 13'7" x 11'10"

Dining Room - 10'10" x 8'7"

Kitchen - 9'8" x 6'7"

Shower Room - 6'6" max x 5'8" max

Bedroom - 13'8" max x 11'11" max

Bedroom - 9'3" x 8'10"

Agents Note

Council Tax Band - West Suffolk, A.

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.

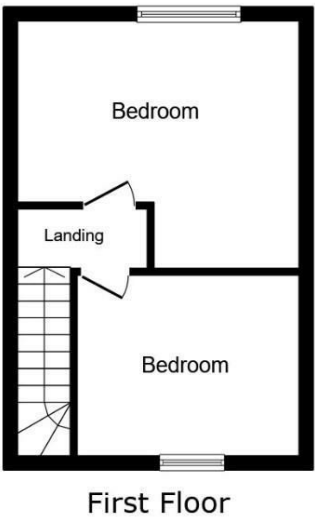
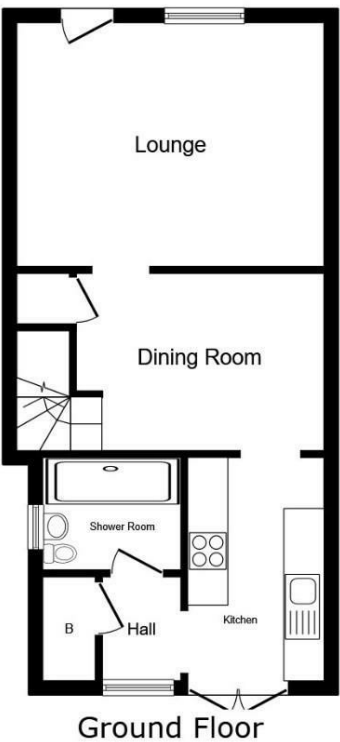
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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

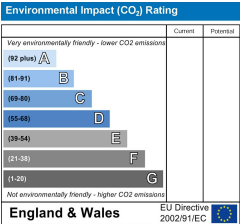
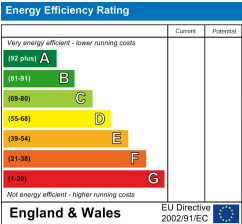




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.



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