

oakheart



£300,000

Offers Over
The Glebe, Lawshall

Deceptively sized, naturally light and backing onto fields, this impressive family house is offered for sale in the highly sought-after village of Lawshall with no onward chain!

This charming link-detached house on The Glebe offers a perfect blend of comfort and countryside living. With three/four well-proportioned bedrooms it is ideal for families or those seeking extra space with the versatility of a ground floor bedroom for more independent family members. The versatile accommodation could also cater to your individual needs and present an additional reception room that may be ideal as a home office, reading room, or

games room.

As you enter the property you will find a bright entrance hall that furthers to the large L shaped living room/dining area, the downstairs cloakroom and ground floor bedroom. The main living room transitions to the dining area via a change in flooring to offer a more durable herringbone laid wood effect floor covering. The kitchen can be accessed from the dining area providing convenience when entertaining. The kitchen is finished in a trendy two tone style whilst enjoying views to the rear over the garden and fields beyond.

The generous back garden is a true highlight, providing a picturesque view that backs onto open countryside, creating an idyllic setting for relaxation and outdoor activities. This outdoor space is perfect for young families to enjoy. It is mostly laid to lawn with a flag stone paved patio dining area that is accessed from the kitchen.

Lawshall is a widely recognised and highly sought after Village that boasts a desirable community, with local amenities and beautiful countryside walks at your doorstep. Don't miss the opportunity to make this charming house your new home, call to view today!











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Approximate total area²⁰
77.24 m²
831.4 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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