



High Street, Lakenheath, Brandon, IP27 9EW

welcome to

High Street, Lakenheath, Brandon

Centrally located within Lakenheath, this double fronted flint cottage is bursting with charm and character! Offering a garden to the rear, two double bedrooms, two reception rooms and a lovely feel throughout, this would make a lovely first home. Viewing is essential!

Summary

Found nestled within the extremely sought after village of Lakenheath, you will find this gorgeous two bedroom end terraced cottage. Being in the centre of the village and within walking distance of a wide range of local amenities and being just a short commute away from the market town of Brandon, where you will find further amenities such as supermarkets, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, this property is set in an ideal location!

Sitting prominently within the High Street, you'll immediately notice the charm and character this property has with its attractive and inviting flint frontage. Inside, a welcoming entrance hall leads you onto a light and spacious living room, separate dining room, both of which offer lovely feature fireplaces and a well equipped kitchen. Upstairs, you'll find two great sized double bedrooms with the family bathroom.

To the rear, a fully enclosed garden greets you and offers great opportunity for those who enjoy their outside space and, with both a lawned and patio area, the space is versatile too!

Overall, an internal viewing is highly recommended to truly appreciate what's on offer here!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to first floor landing.

Living Room

15' 1" x 12' (4.60m x 3.66m)

With window to front and feature fireplace.

Kitchen / Diner

20' 3" x 12' 1" (6.17m x 3.68m)

With window to front, door to rear, a range of wall and base units with worktop over, integrated hob, integrated oven, stainless steel sink unit with stainless steel mixer tap over, tiled flooring, space for fridge/freezer, space and plumbing for washing machine, built in storage cupboard and feature fireplace.

Rear Porch

With door to rear garden.

First Floor Landing

With window to rear and radiator.

Bedroom One

11' 7" x 15' 3" (3.53m x 4.65m)

With windows to both the front and side and radiator.

Bedroom Two

12' 3" x 13' (3.73m x 3.96m)

With window to front and radiator.





Bathroom

With W.C, wash hand basin with stainless steel mixer tap over, panelled bath with mains shower attachment and mixer tap over, heated towel rail and window to front.

Outside

To the rear of the property is an enclosed garden which is largely laid to lawn with a paved patio area and garden shed. the neighbour has a right of way to the gate and parking area.



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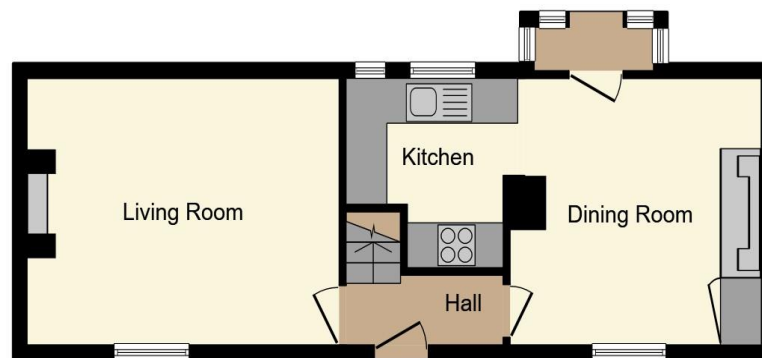
- Characterful Double Fronted Cottage
- Centrally Located
- Courtyard Garden
- Two Double Bedrooms
- Two Large Receptions Areas
- First Floor Bathroom
- Feature Fireplace

Tenure: Freehold EPC Rating: Awaiting

£175,000

directions to this property:

From William H Browns Brandon Office proceed to the top of the High Street turning right at the traffic lights into London Road. Proceed out of Brandon and at the lights turn right into Wangford Road. At the T-junction turn left, stay on this road which leads into the High Street. The property will be located on the left hand side clearly indicated by a William H Brown For Sale board.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
BRD109941 - 0001

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