



Lilac Drive, Lakenheath IP27 9DX

welcome to

Lilac Drive, Lakenheath Brandon

Sold with NO UPWARD CHAIN! This SPACIOUS and MODERN detached bungalow is situated within a PLEASANT CUL DE SAC location which is a short walk to the local primary school. With THREE GOOD SIZE BEDROOMS, wet room and NEW BOILER, there are so many benefits to living here!

Summary

Lakenheath is a popular village within West Suffolk and it's easy to see why it's so sought after! There is an array of shops, cafes and eateries plus a local village shop and, with being just a short commute away from the market town of Brandon, where there are further amenities and a train line with direct links to Cambridge and Norwich, it's easy to see why so many people choose to move here!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Living Room

24' 2" max. x 21' 11" max. (7.37m max. x 6.68m max.)
With dual aspect windows to both the front and rear and radiator.

Kitchen

8' 10" x 19' 1" into recess. (2.69m x 5.82m into recess.)
With a range of wall and base units with work surface over, sink unit with mixer tap over, integrated electric oven with integrated electric hob over, integrated dishwasher, built in storage cupboard, window to rear and door to:

Conservatory

With windows and door to rear garden.

Utility Room

7' 2" x 9' (2.18m x 2.74m)
With a range of units at base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, window to rear and radiator.

Bedroom One

11' 1" x 15' max. (3.38m x 4.57m max.)
With window to front and radiator.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)
With window to front and radiator.

Bedroom Three

11' 10" max. x 10' 11" max. (3.61m max. x 3.33m max.)
With window to rear and radiator.

Wet Room

With W.C, wash hand basin with mixer tap over, walk-in shower space with shower attachment over and heated towel rail.





Outside Front Garden

To the front of the property is a lawned garden with a concrete driveway, providing off road parking space for two vehicles and access to:

Garage

With an up and over door to front.

Rear Garden

To the rear, the garden is enclosed and is largely laid to lawn with a range of mature shrubs throughout.



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Lilac Drive, Lakenheath Brandon

- Large Detached Bungalow
- Circa 1600sqft of Accommodation
- Three Double Bedrooms
- Modern Wet Room
- 24'2max x 21'11max Living Room
- Separate Utility Room
- Front & Rear Gardens
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: E

£375,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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