



Sharpes Corner, Lakenheath, Brandon, IP27 9LB

welcome to

Sharpes Corner, Lakenheath, Brandon

Nestled down a quiet, no-through country lane, this expansive bungalow is bound to impress! Offering space in abundance, there is potential for up to five bedrooms, a spacious kitchen with adjoining garden/utility room, a large plot with a great garden, a garage and plenty of parking!

Summary

Fall in love with this five bedroom detached family bungalow, located in the sought after village of Lakenheath. With an array of amenities immediately on the doorstep, including a village shop/Post Office and various takeaways to name a few, all whilst being just a short journey away from Brandon, where you will find further amenities, including various independent retailers, supermarkets and a main train line with direct links to Cambridge and Norwich.

Nestled perfectly down a quiet country lane, this property immediately offers a sense of exclusivity and privacy and, with the ample off road parking space and garage to the front, there is plenty of practicality too!

Inside, the accommodation is well proportioned, versatile and offers plenty of potential for the new owner to come in and really make it their own! Coming in to a spacious open-plan living/dining room, which is a great space to entertain and host people throughout the year, you'll then find a well-equipped family kitchen with an adjoining garden/utility room, with space for laundry appliances, a W.C for guests, four good sized bedrooms, with a potential fifth, that is currently being used as a study, and an accessible shower room.

To the rear, there is further potential and space on offer with the vast, largely lawned garden.

Overall, this property needs to be viewed to be truly appreciated!

The Accommodation

Entrance door to:

Living Room

23' 7" max. x 18' max. (7.19m max. x 5.49m max.)

With door to front, dual aspect windows to both the front and side and two electric storage heaters.

Kitchen

8' 4" x 11' 8" (2.54m x 3.56m)

With a range of fitted wall and base units with work surface over, sink unit with mixer tap over, space and point for electric oven with extractor hood over, space and plumbing for dishwasher, window to rear and door to:

Garden / Utility Room

7' 8" x 20' 4" (2.34m x 6.20m)

With a row of fitted units at base level with work surface over, space and plumbing for washing machine, space for under counter fridge or freezer, windows to rear, door leading out to the rear garden, electric storage heater and door to:

Cloakroom

With W.C and wash hand basin.

Inner Hall

With access to the bedrooms and shower room and an electric storage heater.

Bedroom One

9' 7" x 12' 6" (2.92m x 3.81m)

With window to rear and electric storage heater.

Bedroom Two

13' 4" x 10' 7" (4.06m x 3.23m)

With window to front and electric storage heater.





Bedroom Three

11' 7" x 10' 8" (3.53m x 3.25m)

With window to rear and electric storage heater.

Bedroom Four

11' 9" x 10' 8" (3.58m x 3.25m)

With window to rear and electric storage heater.

Study / Bedroom Five

10' 7" x 8' 9" (3.23m x 2.67m)

With window to front and electric storage heater.

Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and electric storage heater.

Outside

Front Garden

To the front of the property, there is a lawned front garden, with a fence to the front and plenty of space for off road parking, leading to:

Garage

With electric door to front.

Rear Garden

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



check out more properties at williamhbrown.co.uk



welcome to

Sharpes Corner, Lakenheath, Brandon

- Spacious Detached Bungalow
- Plenty of Potential to Improve and Extend (STPP)
- Found Towards the Bottom of a Private Lane
- Potential for up to Five Bedrooms
- Sold with No Chain!
- Versatile Accommodation Throughout
- Larger than Average Rear Garden
- Garage & Ample Off Road Parking to Front

Tenure: Freehold EPC Rating: D

£425,000



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

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110562 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk