









# 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**

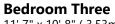
13' 4" x 10' 7" ( 4.06m x 3.23m )

With window to front and electric storage heater.









11' 7"  $\times$  10' 8" ( 3.53m  $\times$  3.25m ) With window to rear and electric storage heater.

#### **Bedroom Four**

11' 9" x 10' 8" (  $3.58m \times 3.25m$  ) 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.



### **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.











## 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

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