



The Mallards, Lakenheath, Brandon, IP27 9DH

welcome to

The Mallards, Lakenheath, Brandon

A detached house in Lakenheath! Spacious & well-presented with three bedrooms, master en suite, large living/dining room, family kitchen & sunny garden. Sold with no chain - viewing essential!

Summary

An impressive detached house situated on a quiet residential street within the sought-after Suffolk village of Lakenheath! Sold with no chain and having been previously let out, this property is a fantastic opportunity for both families and investors alike.

Boasting great kerb appeal and having been well maintained inside and out, the accommodation offers generous space throughout. The welcoming entrance hall provides ample built-in storage and includes a handy downstairs W.C. The spacious living/dining room offers a versatile layout that's perfect for entertaining, while the family kitchen provides plenty of room for culinary creativity.

Upstairs, you'll find three good-sized bedrooms, including a master with en suite, plus an additional family bathroom-ideal for a growing household or for rental purposes.

The well-kept rear garden is a real highlight-sunny, inviting, and ready to be enjoyed or further enhanced to suit your lifestyle.

Viewing essential!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing, built in boiler cupboard, further built in storage cupboard and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with taps over, window to front and heated towel rail.

Living / Dining Room

12' 7" x 22' 9" (3.84m x 6.93m)

With window to front, sliding patio doors to the rear and two radiators.

Kitchen

10' 2" x 8' 7" (3.10m x 2.62m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, electric hob and oven, space for fridge/freezer, door to side, window to rear and radiator.

First Floor Landing

With access to the loft space, built in airing cupboard and window to side.

Master Bedroom

12' 4" x 9' 9" (3.76m x 2.97m)

With fitted units, built in wardrobes, window to rear and radiator.

Master En-Suite

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and heated towel rail.





Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m)

With window to front and radiator.

Bedroom Three

9' 3" x 8' 7" (2.82m x 2.62m)

With window to front and radiator.

Family Bathroom

With W.C, wash hand basin with taps over, bath with mixer tap over, window to rear and heated towel rail.

Outside

Front Garden

To the front of the property, there is a lawned front garden with a brickweave area for off road parking to the front and a further driveway to the side, providing space for further off road parking and access to:

Garage

Rear Garden

To the rear, the garden is largely laid to lawn with a paved patio area, garden shed and a range of shrub and floral beds throughout.



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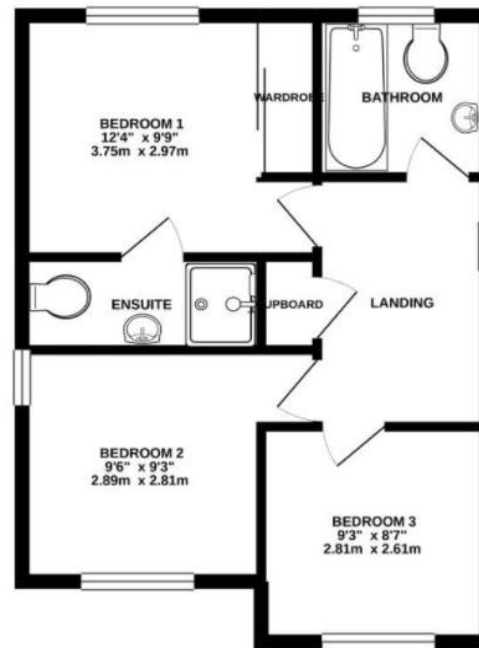
- Detached House in a Quiet Residential Street
- Popular Suffolk Village of Lakenheath
- Sold with No Chain - Ideal for Families or Investors!
- Spacious Living/Dining Room - Great for Entertaining
- Three Good Sized Bedrooms with a Master En-Suite
- Well Kept, Sunny Rear Garden
- Plenty of Built in Storage & Handy Downstairs W.C
- Viewing Essential!

Tenure: Freehold EPC Rating: D

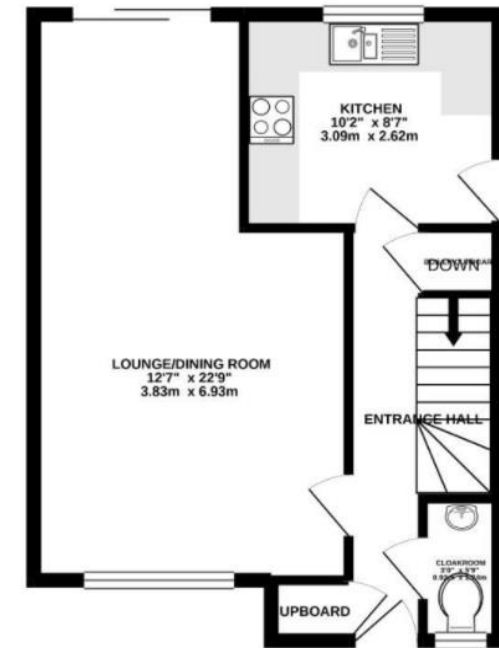
Offers in Excess of

£250,000

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Ref:
BRD110807 - 0001

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william h brown



01842 811058



Brandon@williamhbrown.co.uk



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



williamhbrown.co.uk