



**Wingfield Road, Lakenheath, Brandon, IP27 9HP**



**welcome to**

## **Wingfield Road, Lakenheath, Brandon**

In a popular village location and with plenty of benefits, this semi-detached home is a must view! With versatile open-plan living accommodation, a well equipped modern kitchen, three good sized bedrooms and gardens to both the front and rear, it would make a lovely first time or family home!

### **Summary**

Found tucked away in an extremely popular area of Lakenheath, which is in close proximity to the villages amenities, is this three bedroom semi-detached house! Being close to a wide range of local amenities, all whilst 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 and would make a perfect first time buy, family home or investment!

Sitting on a good sized plot, the property offers good sized gardens to both the front and rear and plenty of room for off road parking! Inside, the accommodation is light, spacious and ready to move into! Downstairs, there is an entrance hall leading on to a gorgeous, open plan kitchen/dining room which bends round into the living room and creates a central hub, offering a truly lovely space to entertain family and friends throughout the year. Upstairs, there are three good sized bedrooms, which would work perfect for those with young children or looking to start a family!

To the rear, the garden is also of a good size and offers a lovely space to simply leave as it is and utilise to soak up the sun in those summer months or be moulded how you wish!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With cupboard housing boiler, stairs to first floor landing, double glazed door to front and radiator.

#### **Living Room**

8' 9" max. x 12' 4" ( 2.67m max. x 3.76m )

Being open plan to the kitchen, with double glazed window to front and radiator.

#### **Kitchen**

19' 2" max. x 12' 9" max. ( 5.84m max. x 3.89m max. )

With a range of units at wall and base level with worktop over, electric hob with extractor hood over, integrated dishwasher, integrated oven, integrated microwave, integrated fridge/freezer, integrated washing machine, tiled flooring and double glazed window and doors to rear.

#### **Downstairs Cloakroom**

With W.C and double glazed window to side.

#### **First Floor Landing**

With access to the loft space, which is part boarded, and double glazed window to side.

#### **Bedroom One**

10' 7" min. x 12' 5" max. ( 3.23m min. x 3.78m max. )

With built in storage cupboard housing hot water tank, double glazed window to front and radiator.

#### **Bedroom Two**

9' 5" max. x 12' 4" max. ( 2.87m max. x 3.76m max. )

With double glazed window to rear and radiator.





### Bedroom Three

8' 8" max. x 8' 6" max. ( 2.64m max. x 2.59m max. )  
With double glazed window to front and radiator.

### Bathroom

With W.C, wash hand basin with stainless steel mixer taps over, panelled bath with stainless steel mixer tap and electric shower attachment over, extractor fan and double glazed window to rear.

### Outside

#### Front Garden

To the front of the property is a garden which is largely laid to lawn with a driveway providing space for off road parking.

#### Rear Garden

To the rear of the property is a garden which is laid to lawn with a paved patio area.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Wingfield Road, Lakenheath, Brandon

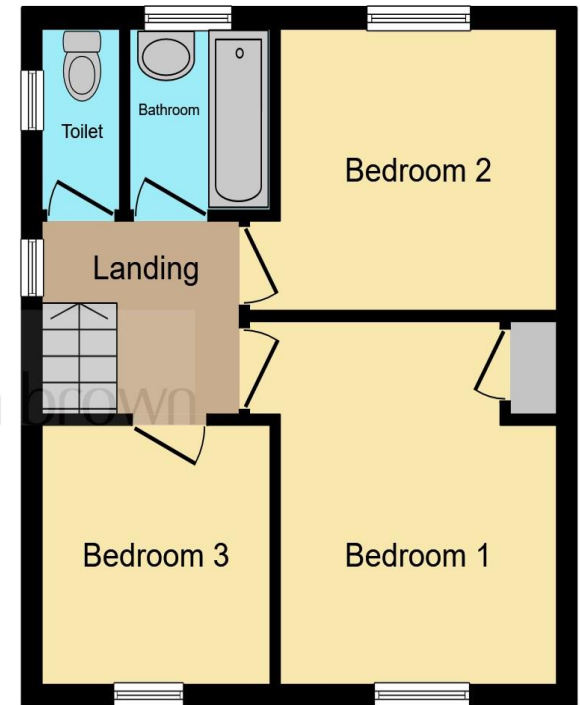
- Semi-Detached House
- Three Proportionate Bedrooms
- Versatile, Open Plan Living Accommodation
- A Perfect First Time or Family Home
- Modern Kitchen
- Gardens to both the Front and Rear
- Ample Space for Off Road Parking
- Sought After Suffolk Village Location

Tenure: Freehold EPC Rating: Awaited

**£230,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD110873 - 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](mailto:Brandon@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)