

Park Row



Larch Close, Lakenheath, Brandon, IP27 9HU

Offers Over £260,000



****CUL-DE-SAC LOCATION**DETACHED GARAGE**CLOSE TO LOCAL AMENITIES**** This detached bungalow is situated in Lakenheath and briefly comprises: Entrance Porch, Living Room, Inner Hallway, Kitchen, three Bedrooms, Bathroom and En-suite to Master. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE AREA AND STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

UPVC entrance door with double glazed decorative frosted panels leading into:

Entrance Porch

4'9" x 4'0" (1.47m x 1.24m)

Door leading off.

Living Room

16'4" x 11'11" (5.0m x 3.65m)



UPVC double glazed 'Georgian' style window to the front elevation, central heating radiator and television point. Door leading through into:



Inner Hallway

Two storage cupboards and doors leading off.

Bedroom One

14'1" x 8'8" (4.30m x 2.65m)



UPVC double glazed 'Georgian' style window to the front elevation, access to the loft, central heating radiator and door leading into:

En-Suite

5'8" x 4'10" (1.75m x 1.49m)



White corner shower with chrome trimmed bi-folding doors housing a 'Galaxy' electric shower, low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail, tiled to ceiling height on all walls and ceramic floor tiles. Electric extractor fan and uPVC double glazed frosted window to the side elevation.

Bedroom Two

13'1" x 9'5" (4.00m x 2.88m)



UPVC double glazed window and central heating radiator.

Bedroom Three

10'5" x 10'0" (3.18m x 3.06m)



UPVC double glazed window and central heating radiator.

Family Bathroom

6'10" x 5'5" (2.09m x 1.67m)



White bath with chrome mixer tap over and integrated chrome shower attachment. White pedestal wash hand basin with chrome mixer tap over and low flush w.c. with chrome fittings. Ceramic floor tiling and tiled to ceiling height on all walls. UPVC double glazed frosted window to the side elevation.

Kitchen

10'4" x 9'7" (3.16m x 2.93m)



Cream fronted base and wall units with decorative brushed steel handles. Single bowl sink with chrome mixer tap over set into granite effect laminate work surface and tiled splashback. Electric supply for freestanding cooker, electric extractor over in a brushed steel finish with glass benefitting from downlighting. Ceramic floor tiling, plumbing for washing machine and plumbing for dishwasher. UPVC double glazed frosted window and uPVC door with double glazed frosted panel to the top half to the side elevation.



EXTERIOR

Front



Partially laid to lawn and partial tarmac driveway providing off street parking for multiple vehicles. Detached brick built garage with up and over door with power and lighting. Outdoor lights and timber gate giving access to the rear.

Rear



Timber pedestrian access door and window to the garage, fully enclosed with perimeter fence, predominately laid to lawn with a concrete patio area which wraps around the property. Outside tap.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: West Suffolk
Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: OIL

Sewerage: Mains

Water: Mains

Broadband: Superfast

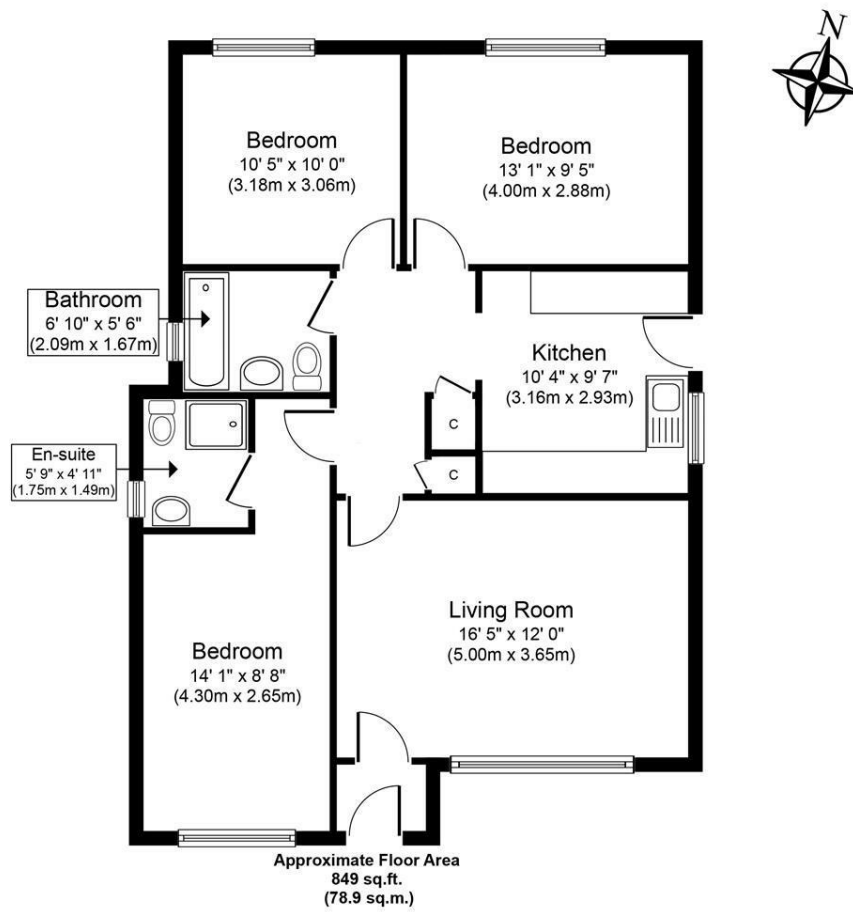
Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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T 01977 791133
W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
pontefract@parkrow.co.uk

