

# Chilterns



Sharpes Corner, Lakenheath

£1,125 pcm

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[www.chilternscoc](http://www.chilternscoc)



## Sharpes Corner, Lakenheath, Brandon, Suffolk, IP27 9LA

Chiltern's are proud to offer this three bedroom detached bungalow located in the village of Lakenheath, within easy distance of USAF airbases and local amenities.

The property consists of, fully fitted kitchen, open plan Lounge/diner, three bedrooms, shower room and separate W.C and central heating system. Outside there is ample parking space to the front with a lawned rear garden and patio area.





## SITUATION AND LOCATION

Forming part of a unique development of just ten detached bungalows, this good sized three bedroom bungalow provides comfortable accommodation throughout. Features include a well thought fitted contemporary kitchen with built-in appliances and a modern shower room as well as a separate cloakroom. The property also benefits from oil fired central heating to radiators throughout as well as upvc sealed unit double glazed windows.

There is excellent parking to the front, as well as enclosed gardens to the rear which are fenced and lawned and include a paved Sun Terrace.

This property represents an excellent opportunity to USAF members seeking a long term rental home in this popular village and early viewings are recommended.

Lakenheath has a range of amenities including churches; public houses; shops and other services; sporting and recreation facilities; a doctor's surgery and schooling for younger children. Lakenheath railway station is about 2 miles from the village centre. Lakenheath is about 6 miles from Brandon and 12 miles from the larger Norfolk town of Thetford. The town of Mildenhall lies approximately 4 miles away with Bury St. Edmunds located approximately 10 miles to the South.

## OPEN PLAN LOUNGE/DINING AREA 20' 6" x 16' 11" (6.27m x 5.17 m) Extreme Measurements

Radiator, upvc sealed unit double glazed entrance door, storage cupboard, upvc sealed unit double glazed window, fitted carpet.

## KITCHEN

10' 4" x 9' 10" (3.15m x 3.01m)

Extremely well fitted with fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl sink unit with mixer tap, built-in electric oven as well as microwave oven, ceramic hob with extractor canopy over, ceramic splash tiling, radiator, upvc sealed unit double glazed window and door to outside, recessed LED lighting, cushion flooring.

**INNER HALLWAY** Radiator, fitted carpet.

## BEDROOM ONE

13' 8" x 10' 1" (4.19m x 3.09m)



Radiator, upvc sealed unit double glazed window, fitted carpet.

## BEDROOM TWO

10' 1" x 11' 6" (3.09m x 3.51m)

Radiator, upvc sealed unit double glazed window, fitted carpet, built-in wardrobe cupboard.

## BEDROOM THREE

10' 0" x 10' 6" (3.07m x 3.21m)

Radiator, upvc sealed unit double glazed window, fitted carpet.

## SHOWER ROOM

Tiled shower cubicle with glass shower screen and plumbed in shower, vanity wash basin and w.c., chrome heated towel rail, upvc sealed unit double glazed window, LED lighting, cushion flooring.

## CLOAKROOM

With w.c. and vanity wash basin, chrome heated towel rail, cushion flooring.

## OUTSIDE

The front garden is retained by post and rail fencing and shingled. This provides a large parking area.

The rear gardens are enclosed by six foot panel fencing and are partially lawned with a paved Sun Terrace.

## RENT ADJUSTMENT FOR PET INCLUSION

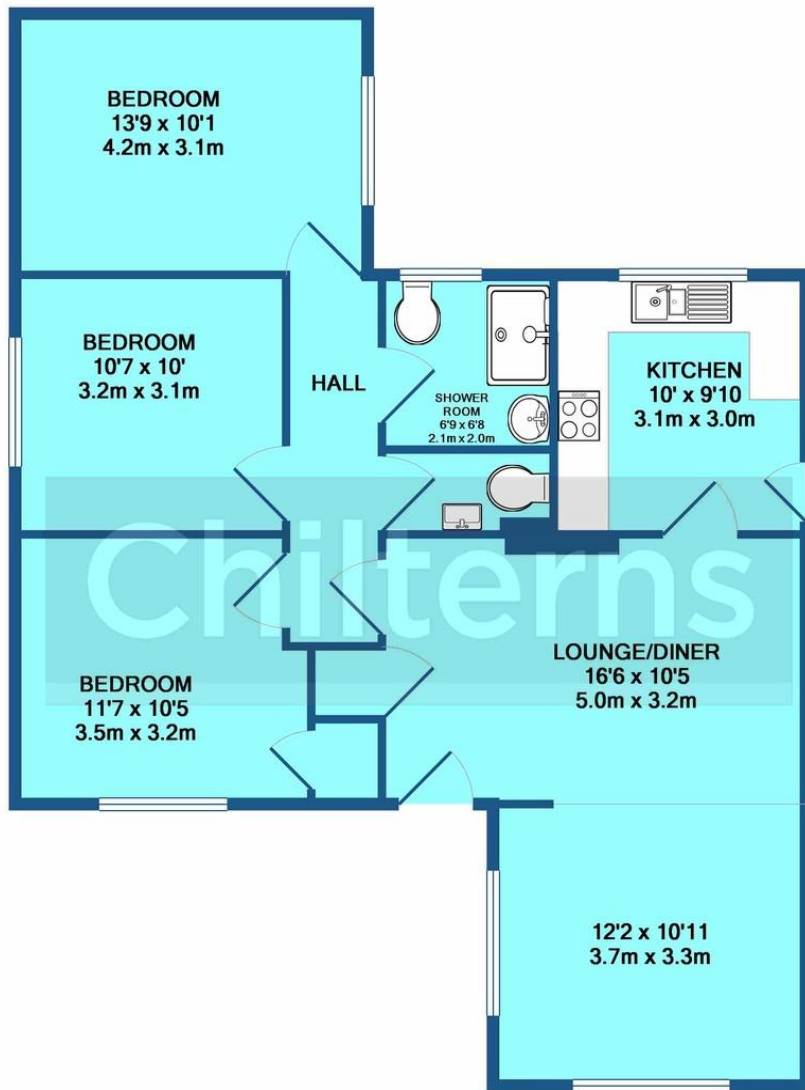
Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.

**EPC RATING** – D

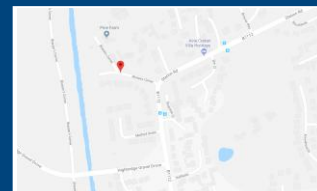
**COUNCIL TAX BAND** – C

**SERVICES** – Mains electric, water and sewerage. Oil central heating.





TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.5 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E	48	50
(45-54)	F		
(31-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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