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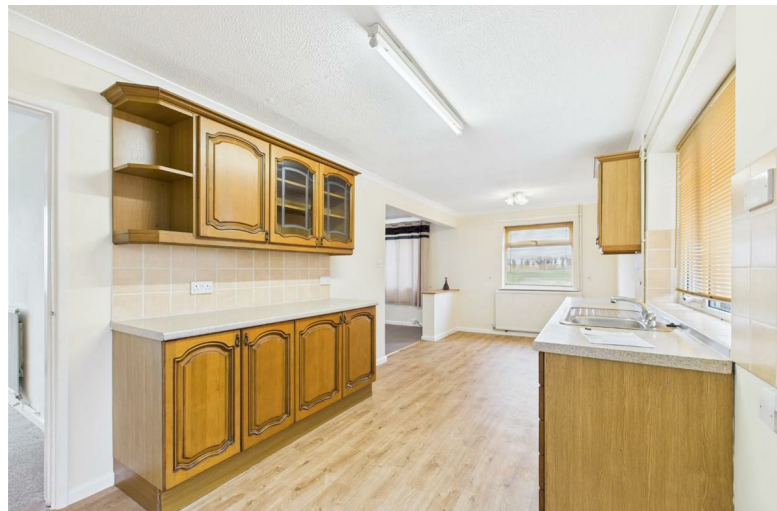
Estate & Letting Agents



18 Sedge Fen

Lakenheath IP27 9LQ

£1,200



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Kitchen / Living Area

8'9" x 21'7" (2.68 x 6.60 m)

This kitchen and living area offers a spacious, open-plan layout with ample room for cooking and relaxation. It features wood-toned cabinetry and a practical worktop with a sink positioned under a window, allowing natural light to fill the space. The room extends into a generous living area that benefits from multiple windows, inviting plenty of daylight and providing views of the outdoors. The flooring is a light wood effect that complements the neutral walls, creating a warm and welcoming environment. The space flows seamlessly from kitchen to living area, ideal for everyday living and entertaining.

Bathroom

8'9" x 5'5" (2.69 x 1.67 m)

This bathroom features a bath with a wooden panel surround beneath a frosted window, allowing for privacy while letting in natural light. Adjacent to the bath is a pedestal basin with traditional taps. The walls around the bath are tiled in a warm beige tone, adding a subtle contrast to the otherwise neutral walls and floor tiles. The room benefits from a simple, clean design and is well-lit with natural daylight.

WC

This separate WC benefits from a practical layout with a close-coupled toilet and a small corner basin. The walls and floor are finished in light neutral tones, creating a bright and clean space. A frosted window provides ventilation and natural light while maintaining privacy.

Bedroom 1

8'11" x 13'0" (2.73 x 3.98 m)

This bedroom is a cosy and well-proportioned room with a window that fills the space with natural light. Neutral walls and carpeting provide a calm backdrop, while a ceiling rose adds a subtle decorative touch. The simple design allows for flexibility in furnishing and decorating to suit individual taste.

Bedroom 2

10'11" x 13'1" (3.35 x 4.00 m)

A generously sized bedroom offering ample space for furniture and storage, featuring a large window that allows plenty of daylight to brighten the room. The neutral décor and carpet give it a fresh and airy feel, making it ideal for relaxation and rest.

Bedroom 3

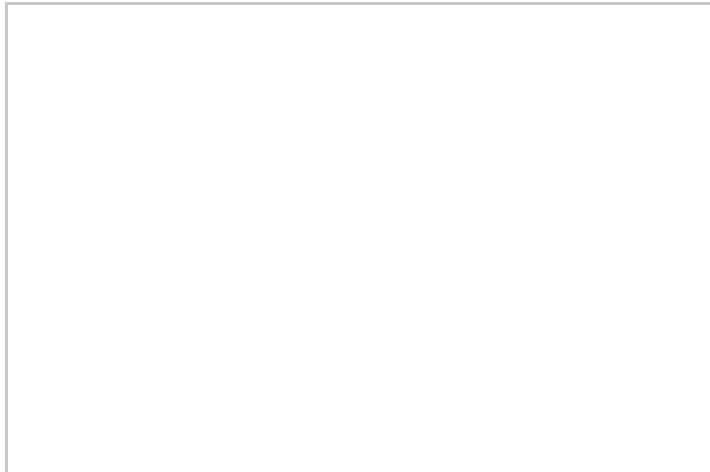
7'9" x 10'5" (2.37 x 3.20 m)

This bedroom is a smaller, more intimate space with a window dressed in simple curtains. It includes fitted storage cupboards, ideal for keeping the room tidy and maximising space. The neutral décor and carpet make it versatile for various uses, such as a guest room or home office.

Living Room

12'11" x 18'0" (3.95 x 5.49 m)

A spacious living room featuring two large windows that invite abundant natural light, creating a bright and airy atmosphere. The neutral walls and carpet provide a blank canvas for personalising the space, while subtle ceiling lighting adds a cosy touch. This room offers plenty of space for seating and entertaining.

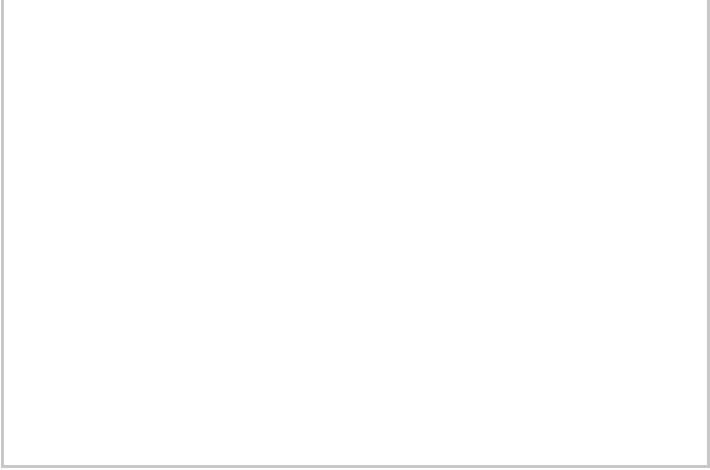
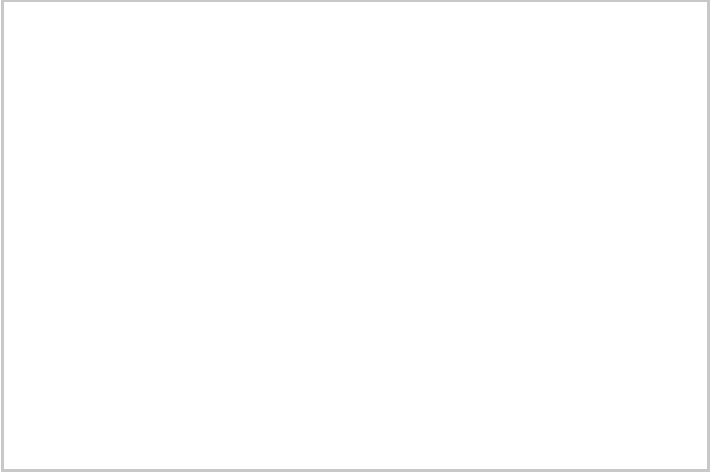
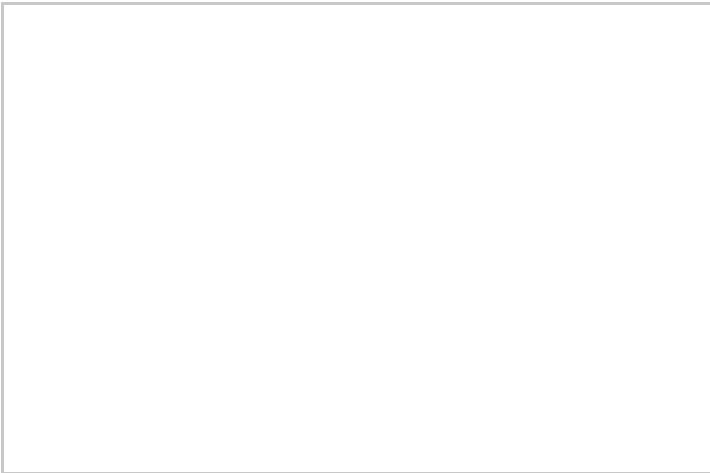


Front Exterior

The exterior of this property is a single-storey brick bungalow, set in a generous plot of green lawn bordered by fencing. The home enjoys a rural setting with open views across fields and mature trees in the distance. The overall feel is peaceful and private, with ample outside space for gardening or outdoor activities. The house has several large windows that enhance the connection between indoor and outdoor living.

Field - By Separate Negotiation

The field to the rear is an expansive, well-maintained green space that offers plenty of room for outdoor living and gardening. It is characterised by open grassland with a few mature trees and is enclosed with fencing surrounding, It is approx. 1.5 Acres and is an additional cost to the property if desired.



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Road Map



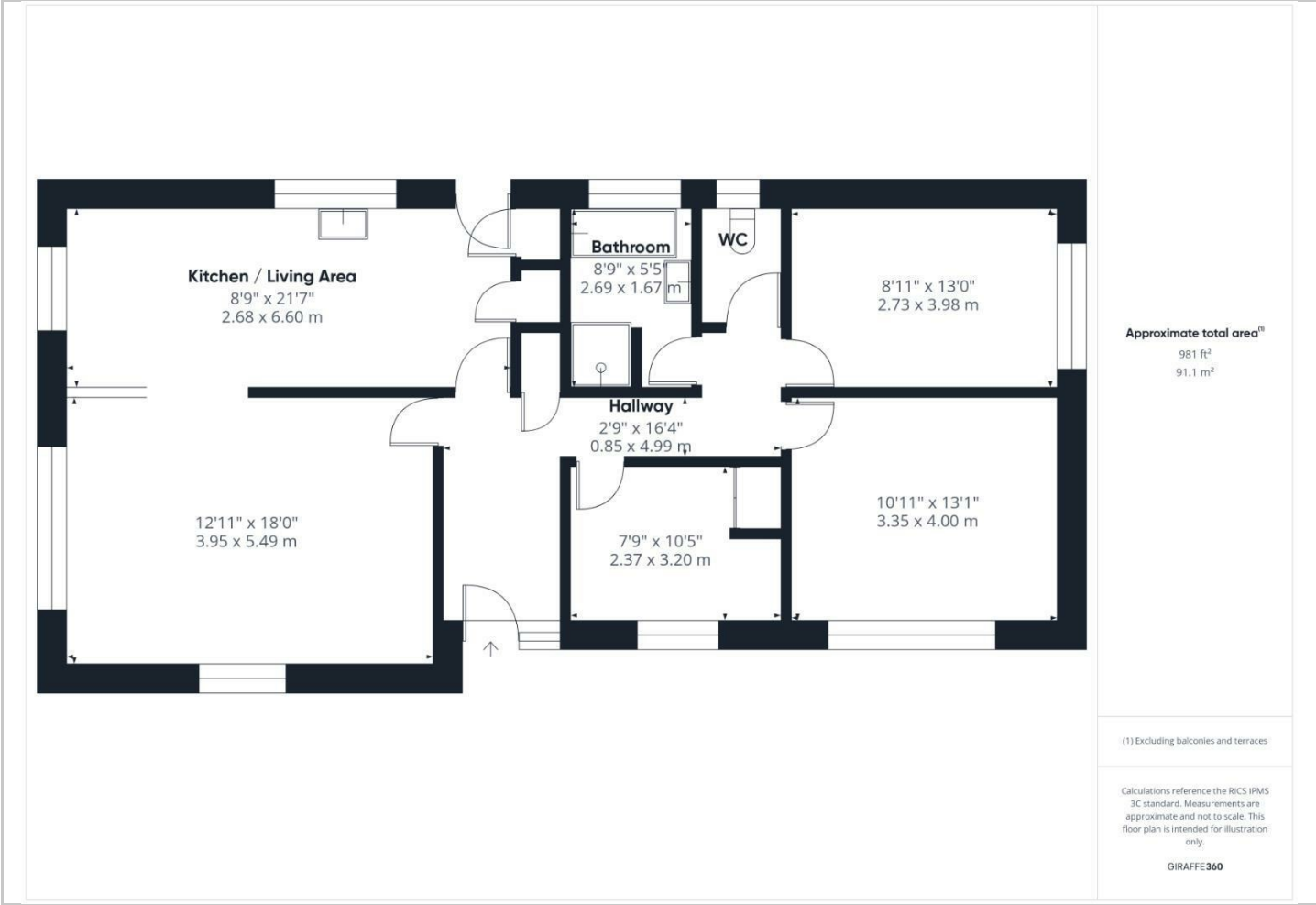
Hybrid Map



Terrain Map



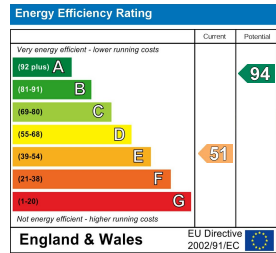
Floor Plan



Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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