



10 Broom Road  
Lakenheath, Suffolk IP27 9ES  
Guide Price £355,000

**shires**  
residential

**An established individual detached home occupying a pleasant non-estate position providing versatile and extended ground floor accommodation and double garage/workshop.**

**Full Details**

This established individual home occupies a pleasant non-estate position within the village.

The property has been extended over the years on the ground floor and provides versatile accommodation including a ground floor bedroom, second sitting room and ground floor utility/shower room which makes the property ideal for those with dependent relatives.

All of the bedrooms are doubles and the property benefits from oil fired radiator heating, UPVC double glazing and CCTV, with a spacious open plan kitchen/dining room. Moving to the outside, there is a driveway for several cars and a useful double garage/workshop and enclosed gardens. The expanding village of Lakenheath provides an extensive range of amenities and facilities for everyday needs including Post Office, Co-Op, Doctors and Pharmacy. More extensive amenities can be found in the nearby market towns of Mildenhall and Brandon. In further detail the accommodation comprises:-

Part glazed door opening to:-

**Entrance Lobby**

With double doors to:-

**Entrance Hall**

With tiled floor; stairs to first floor; doors to lounge, ground floor bedroom and kitchen/dining room.

**Lounge**

With radiator; UPVC bay window to front; double doors opening to:-

**Sitting Room**

With UPVC double doors opening to rear garden; two UPVC windows to side; further door to inner hall.

**Inner Hall**

With fitted storage cupboards; doors to kitchen/dining room and shower room/utility.

**Shower Room/Utility**

With white suite comprising fully tiled shower cubicle, low level W.C., wash basin; space for washing machine and dryer; UPVC window to rear.





### **Kitchen/Dining Room**

With a range of shaker style base units and drawers with work surfaces over to three sides and matching breakfast; one and a half bowl stainless steel sink with mixer tap and tiled splashback; integrated dishwasher; wall mounted units to two sides; tiled floor; cupboard housing oil fired boiler; further large understairs storage cupboard; UPVC windows to side and rear; UPVC door to side.

### **Ground Floor Bedroom**

Double bedroom with radiator; laminate flooring; UPVC windows to front and side.

### **First Floor Landing**

With radiator and UPVC window to front.

### **Bedroom One**

Double bedroom with radiator; UPVC window to front.

### **Bedroom Two**

Double bedroom with radiator; airing cupboard; fitted double wardrobe; UPVC window to front.

### **Family Bathroom**

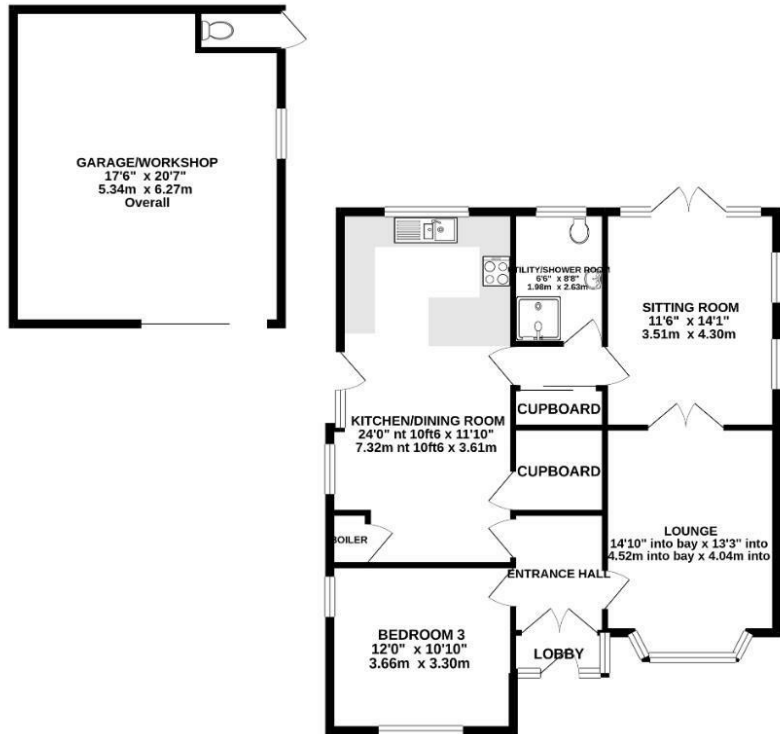
With extractor fan; recessed lighting; heated towel radiator; ceramic tiled floor; updated white suite comprising low level W.C., pedestal wash basin with mixer tap and tiled splashback, panel enclosed bath; separate large fully tiled shower cubicle; two frosted UPVC windows to rear.

### **Outside**

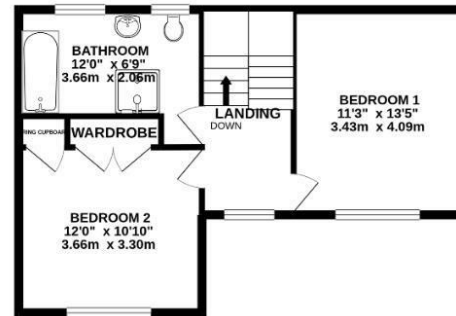
To the front of the property, there is a shingled driveway providing off road parking for a number of vehicles. To the right hand side, there is gated access leading to the rear garden. To the left hand side of the property, there are double gates opening to further hard standing, beyond this is the garage/workshop (17'6" x 20'7") with large sliding door, partitioned inside to create separate area. Within the garage/workshop there is also a W.C.. Gated access between the house and garage/workshop opens to the rear garden. The rear garden features outdoor lighting, tap, oil storage tank and large patio area opening to mainly lawned garden enclosed by close boarded fencing.



**GROUND FLOOR**  
1260 sq.ft. (117.1 sq.m.) approx.



**FIRST FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>48</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	