



10 Wingfield Avenue  
Lakenheath, Suffolk IP27 9HS  
£185,000

**shires**  
residential

Shires Residential sales are delighted to offer this two bedroom semi detached bungalow located within the village of Lakenheath. The property is offered for sale on a chain free basis and should be viewed to avoid any disappointment in missing out. The property is double glazed throughout and has modern storage heaters. The accommodation comprises lounge, kitchen, shower room and two bedrooms. Externally there is a front garden with parking for two cars and an enclosed rear garden. Call now to view.

Double glazed entrance door to

#### **HALL**

Storage heater. Access to loft. Doors to all rooms.

#### **LOUNGE**

Double glazed window to front. Storage heater.

#### **KITCHEN**

Double glazed window and door to garden. Wall and base units with work surfaces over and part tiled surrounds. Single drainer sink unit. Storage cupboards. and airing cupboard.

#### **SHOWER ROOM**

Three piece suite comprising shower cubicle with tiled surround. Tiled walls and floor. Close couple WC. Wash hand basin. Double glazed opaque window. Fan heater.

#### **BEDROOM**

Double glazed window to rear overlooking the garden. Storage heater. Storage cupboard.

#### **BEDROOM**

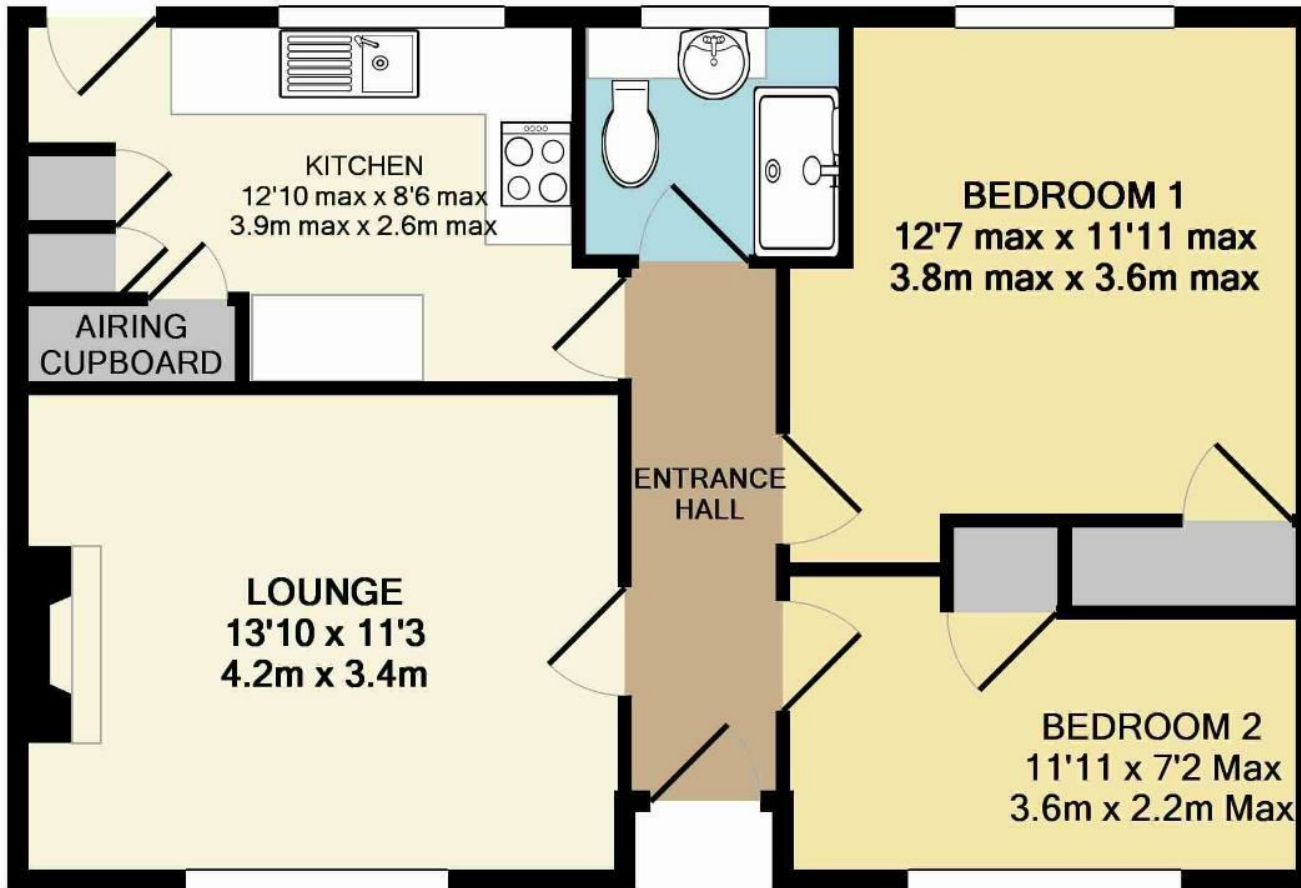
Double glazed window to front. Storage heater. Storage cupboard.

#### **OUTSIDE**

The front garden has driveway for two cars, lawned area. Side access leading to the rear garden and access to entrance door. The rear garden has a patio area. Outside tap and light. Side pedestrian access. Mainly laid to lawn.







TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.2 SQ.M.)

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. 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) A			
(81-91) B			86
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	