

3 Stirling View - Price £300,000

Lakenheath Suffolk IP27 9FF



"Consistently providing outstanding service to our clients"

Price £300,000

The Property

VIEWING DAY 10TH MAY- CALL NOW TO BOOK YOUR SLOT A three bedroom detached house forming part of a select development of eight detached homes situated in the well served and expanding Suffolk village of Lakenheath.

The property has the benefit of double glazing throughout and air source heating, fitted kitchen, new bathroom suites and garage
Call us now to book your viewing!

Sales Information

This three bedroom detached house forms part of a select development of eight detached homes situated in this thriving West Suffolk village.

The development features six 3 bedroom houses, a 4 bedroom house and a 3 bedroom bungalow, all with garages and block paved driveways. The properties will benefit from a 6 YEAR PROFESSIONAL CONSULTANT CERTIFICATE
The property will feature UPVC double glazing, guttering and soffits for ease of maintenance and air source heating systems.

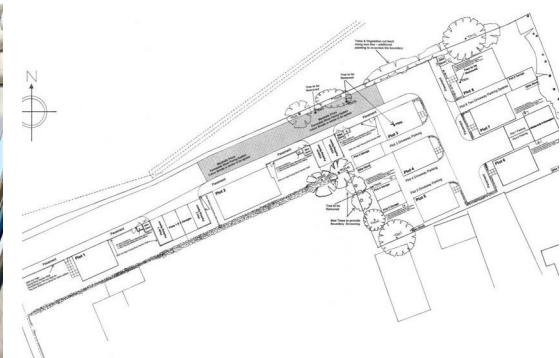
The property will be handed over to the new owners with flooring included throughout, including carpets to the lounge, stairs and bedrooms. High quality laminate will be fitted to the entrance hall, WC and kitchen areas. Bathrooms and kitchens will feature white brick tiling.

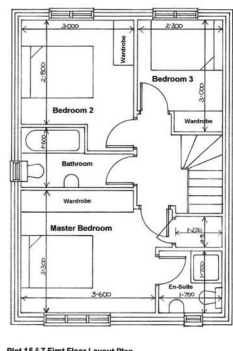
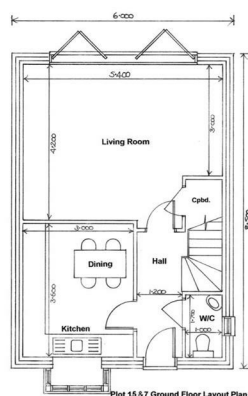
The rear garden being enclosed by fencing.

Freehold
Council Tax Band - TBC

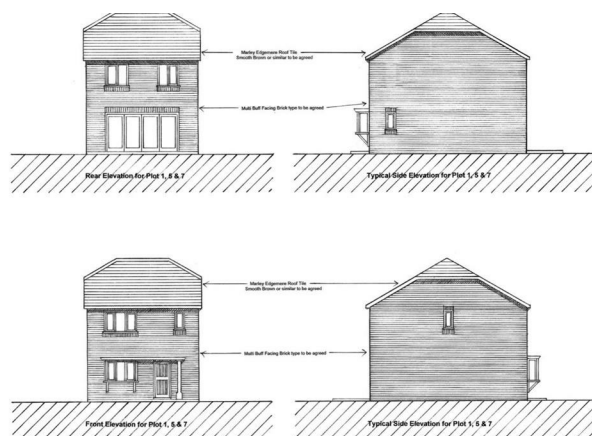
Features

- DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- 6 YEAR PROFESSIONAL CONSULTANT CERTIFICATE
- AIR SOURCE HEATING SYSTEMS
- CARPETS AND LAMINATE FLOORING INCLUDED
- FAMILY AND ENSUITE BATH/SHOWER ROOMS
- WHITE 'BRICK' TILING TO BATHROOMS AND KITCHEN SPLASHBACK
- FRONT AND REAR GARDENS
- BLOCK PAVED DRIVEWAYS AND ENCLOSED, FENCED REAR GARDENS
- CONTACT US NOW TO BOOK YOUR VIEWING



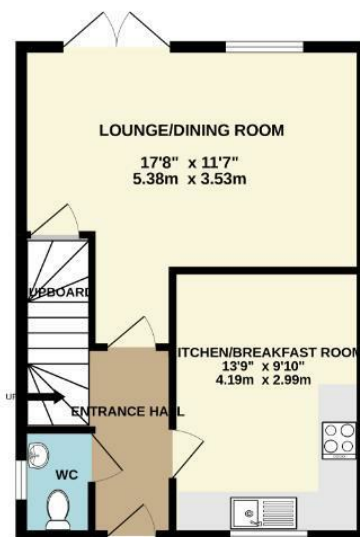


Project:	27 Eriswell Road Lakenheath Suffolk IP27 9AF
Drawing Title:	Plot 1, 5 & 7 Elevations & Ground / 1 st Floor Layout Plans
Scale:	Elevations: 1:100 Layout Plans: 1:50
Date:	07 November 2016
Drawing No:	IRLH016/111rev-B
Client:	Paddington Properties (Land) Ltd
Proposal:	Demolition of Existing House New Build Construction of 8 No. Detached Houses & Associated Garages / Parking

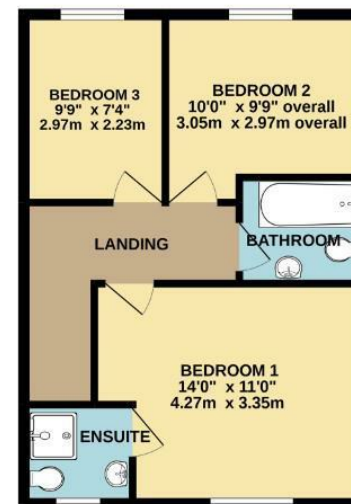


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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Shires Residential
4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresresidential.com
www.shiresresidential.com