



The Street, Lidgate, CB8 9PP

**CHEFFINS**



## The Street

Lidgate,  
CB8 9PP

- Highly Regarded Village Location
- Renovation Opportunity
- Fantastic Views Over Open Farmland
- Double Glazed
- Three Bedrooms
- Conservatory
- Outbuildings
- Driveway Providing Off Road Parking For Several Vehicles

A three bedroom detached bungalow set in a generous mature plot with views over open countryside in the sought after village of Lidgate. The accommodation comprises of three bedrooms, a lounge, kitchen and conservatory and a fitted bathroom. The property offers the potential buyer an opportunity to renovate, with further room to increase its size.

3 1 1

## Offers In Excess Of £350,000





## LOCATION

LIDGATE is a picturesque village offering a public house and church. The village of Wickhambrook is located just 3 miles away and offers a further public house, surgery, parish church, and a primary school. A full range of amenities including shops, restaurants, schools and leisure facilities can also be found in nearby Newmarket (7 miles) and the towns of Bury St Edmunds (12 miles) and Cambridge (18 miles).

## ENTRANCE HALL

with entrance door, airing cupboard.

## LIVING ROOM

with an open fireplace with hearth and surround.

## KITCHEN

with a range of base and wall mounted units with work surfaces over, sink and drainer, space and plumbing for washing machine, space for electric cooker, original reconditioned AGA.

## CONSERVATORY

with ceramic tiled floor, French doors to garden.

## SIDE HALL

with door to front, storage cupboard, access to loft space.

## BEDROOM 1

with built-in wardrobes.

## BEDROOM 2

## BEDROOM 3

with a walk-in storage cupboard.

## BATHROOM

a side panel bath with shower over, tiled splashbacks, low level WC, pedestal hand wash basin.

## OUTSIDE

To the front of the property is a driveway providing space for several vehicles with a lawned area, mature flower and shrub borders.

The rear garden enjoys views over open countryside and is mainly laid to lawn with mature flower and shrub borders, mature trees, gated side access, a shed and potting shed.

## WORKSHOP

with power and light.

## SALES AGENT'S NOTES

Tenure – Freehold

Council Tax Band – West Suffolk – Band C

Property Type – Detached bungalow

Property Construction – Brick and tiled roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 1048 sq. ft

Parking – Driveway

Heating sources – Oil fired Aga and electric storage heaters

For more information on this property, please refer to the Material Information Brochure on our website.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

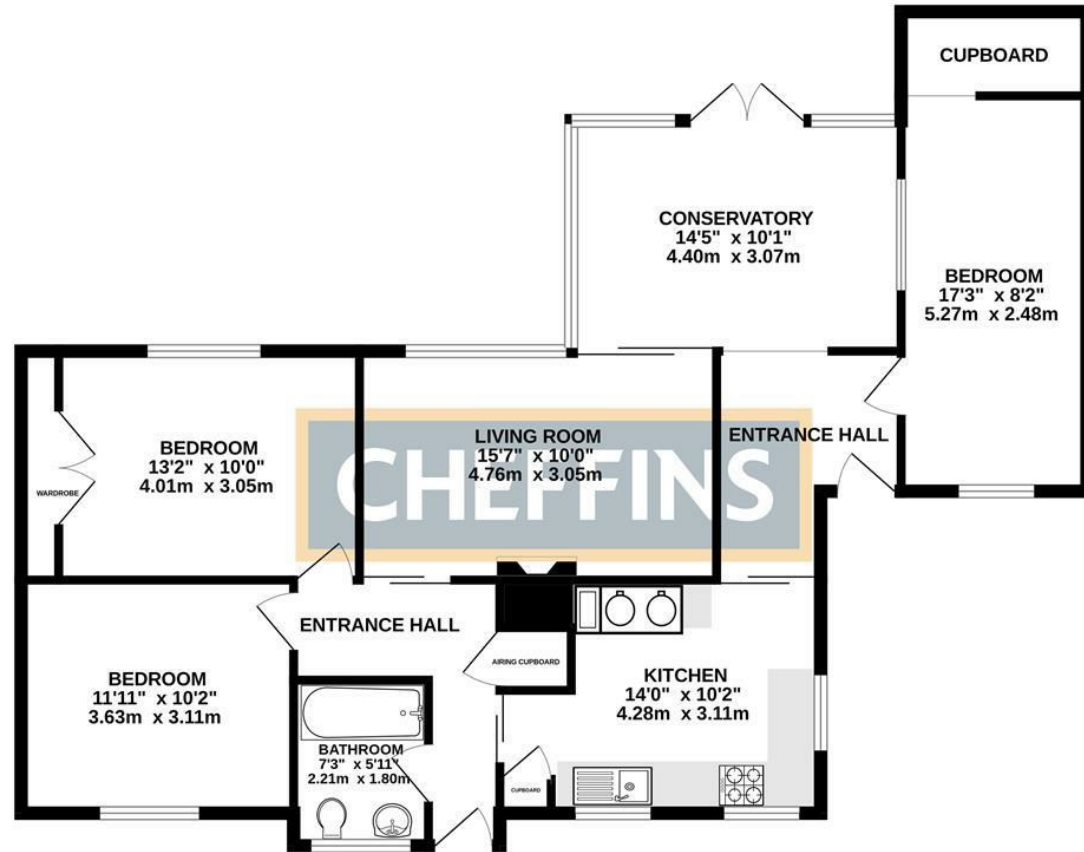






GROUND FLOOR  
1048 sq.ft. (97.3 sq.m.) approx.

| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          |           | <b>96</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</b>                            |           |                                                                                                              |
| (39-54) <b>E</b>                            |           |                                                                                                              |
| (21-38) <b>F</b>                            | <b>37</b> |                                                                                                              |
| (1-20) <b>G</b>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



ALJON, THE STREET LIDGATE, CB8 9PP

TOTAL FLOOR AREA : 1048 sq.ft. (97.3 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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Tenure - Freehold  
Council Tax Band - C  
Local Authority - West Suffolk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.