



South Road, Lakenheath BRANDON IP27 9AT

welcome to

South Road, Lakenheath BRANDON

A well-proportioned three-bedroom semi-detached family home, ideally positioned on a secluded road at the edge of the village, offering generous parking, versatile outbuildings with potential, and attractive views overlooking open fields.

Entrance Hall

With radiator, stairs leading to first floor with storage cupboard beneath and access to:

Dining Room

With radiator and double glazed window to front aspect.

Living Room

With radiator and double glazed window to rear aspect.

Kitchen

With a range of base units and drawers with work surface to one side, matching wall units, inset stainless steel sink and drainer unit, spaces for cooker, fridge/freezer and dishwasher, radiator, two double glazed windows to side aspect and door to:

Rear Lobby

With doors to:

W.C.

With low level w.c, window to front.

Utility Room

With space and plumbing for washing machine, window to rear aspect.

Store 1

With window to side aspect.

Store 2





First Floor Landing

With radiator, storage cupboard, loft access, double glazed windows to front and side aspects, doors to:

Bedroom One

With radiator, built in storage cupboard and double glazed window to rear aspect.

Bedroom Two

With radiator and double glazed window to front aspect.

Bedroom Three

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising a panel-enclosed bath with a thermostatically controlled power shower over and glass screen, low-level W.C., wall-mounted wash hand basin, heated towel rail, extractor fan, and double-glazed window to the side.

Outside

To the front of the property, double gates open onto a substantial gravel driveway providing off-road parking for approximately 5-6 vehicles.

The rear garden begins with a paved patio area, ideal for outdoor dining, and extends to a lawned garden enclosed by fencing. The plot offers excellent potential for extension or reconfiguration, while the existing outbuildings provide flexibility for storage, workshop use, or potential conversion (subject to planning).

The property also benefits from dual side access, including a pathway leading from a side gate to the front door, and a separate gated access point to the rear garden.



Agents Note

The heating to the property is oil. Please contact the branch for further information.



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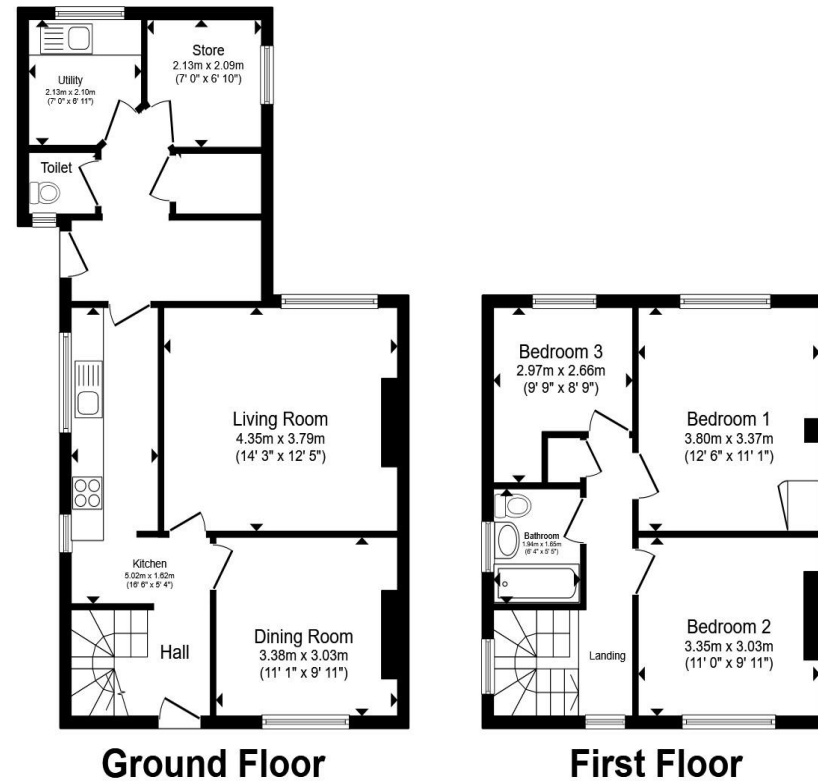
- Semi-Detached Family Home
- Three Well Proportioned Bedrooms
- Living Room & Separate Dining Room
- Generous Plot with Excellent Potential to Extend (STPP)
- Outbuildings/Sheds with Potential for Conversion

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£240,000



Total floor area 103.8 m² (1,118 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MDH108830 - 0004

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