



Wingfield Road, Lakenheath, Brandon, IP27 9HP

welcome to

Wingfield Road, Lakenheath, Brandon

NO ONWARD CHAIN! A THREE BEDROOM semi-detached home in a popular Suffolk village, offering a NEWLY FITTED KITCHEN, driveway, GOOD SIZED GARDEN, utility room & GREAT POTENTIAL throughout - an ideal PROJECT BUY with scope to make it your own!

Summary

Situated within a popular Suffolk village offering a wide range of amenities close by, & within easy reach of the market town of Brandon with its wider facilities & direct rail links to Cambridge & Norwich - this semi-detached home is offered to the market with no chain & presents an exciting opportunity for buyers looking to add value!

Positioned along a quiet residential street, the property benefits from a front garden & driveway providing off road parking.

Inside, an entrance hall leads through to a spacious living room, filled with natural light from a large front window & enhanced by an open fireplace, perfect for cosy evenings. Additional ground floor space includes a separate study & utility room, ideal for keeping appliances neatly tucked away.

A real highlight of the home is the newly fitted modern kitchen, thoughtfully designed with a range of integrated appliances, a skylight allowing natural light to pour in, & access to the rear garden - creating a bright & sociable space that forms the heart of the home.

Upstairs, there are three well proportioned bedrooms, along with an accessible shower room completing the accommodation.

While the kitchen has already been upgraded, the remainder of the property and gardens would benefit from some modernisation, offering excellent scope for the new owner to personalise and enhance throughout.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Living Room

With open fireplace, window to front and two radiators.

Study

With door to side and central heating boiler.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob, integrated dishwasher, integrated washing machine, space for American fridge/freezer, double doors leading out to the rear garden, skylight, window to rear and radiator.

Rear Lobby

With doors to both the front and rear and access to:

Utility Room

With window to rear and door to side.

First Floor Landing

Bedroom One

With fitted wardrobes, window to front and radiator.

Bedroom Two

With fitted wardrobes, built in storage cupboard, window to rear and radiator.





Bedroom Three

With fitted units, fitted bed, window to front and radiator.

Shower Room

With W.C, wash hand basin with taps over, walk-in double shower cubicle with shower attachment over, dual aspect windows and heated towel rail.

Outside

Front Garden

To the front of the property, there is a lawned garden with a concrete driveway for off road parking.

Rear Garden

To the rear, there is an enclosed garden.

Agents Note

Please note that the sale of this property is subject to Letters of Administration. Please contact the Branch for more details around any potential timeframes involved.

Agents Note

Please note that this property is served by oil fired central heating. Please contact the Branch for more details.



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welcome to

Wingfield Road, Lakenheath, Brandon

- Sold with No Chain!
- Extended Three Bedroom Semi-Detached House
- Newly Fitted Kitchen with Skylight & Garden Access
- Separate Utility Room
- Lengthy Living Room with Open Fireplace
- Accessible Shower Room
- Masses of Scope to Improve Throughout
- Popular Suffolk Village Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£190,000



Total floor area 106.6 m² (1,148 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:
BRD111278 - 0001

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