



**Jubilee Road, Lakenheath, Brandon, IP27 9SB**

**welcome to**

## **Jubilee Road, Lakenheath Brandon**

A modern semi-detached house in a lovely VILLAGE LOCATION is available here! Boasting three bedrooms, SEPARATE LIVING AND DINING ROOMS, a MODERN KITCHEN with plenty of appliances, a great sized, enclosed rear garden and a GUEST W.C with upstairs bathroom, early viewing is advised!

### **Summary**

Situated within the ever popular Suffolk village of Lakenheath, this modern semi-detached home has been well cared for and thoughtfully maintained by the current owner, creating a comfortable and versatile property ready to move straight into.

Lakenheath continues to grow in popularity thanks to its range of local amenities and convenient positioning. The nearby market town of Brandon provides further supermarkets, schooling and a main train line with direct links to Cambridge and Norwich, making this an excellent choice for commuters, families and investors alike.

Internally, a welcoming entrance hall with adjoining downstairs W.C. leads into a bright and spacious living room. A separate dining room offers flexibility for family meals or entertaining, while the modern kitchen provides ample storage and appliance space, forming a practical and sociable hub of the home.

Upstairs, three well proportioned bedrooms are served by a family bathroom, completing the accommodation.

Externally, the sunny rear garden has been equally well maintained and provides a versatile outdoor space with plenty of potential for personalisation.

A well located and move-in-ready home in a sought-after village setting - viewing is highly recommended.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing, built in under stairs storage cupboard and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin, window to front and radiator.

#### **Living Room**

With window to front and radiator.

#### **Dining Room**

With window to side, door leading out to the rear garden and radiator.

#### **Kitchen / Breakfast Room**

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, a range of integrated appliances to include an oven, induction hob, washing machine, dishwasher and fridge/freezer, breakfast bar, tiled flooring, window to rear and radiator.

#### **First Floor Landing**

With integrated boiler cupboard and access to the loft space.

#### **Bedroom One**

With built in wardrobe, window to rear and radiator.

#### **Bedroom Two**

With built in wardrobe, window to front and radiator.





### **Bedroom Three**

With window to rear and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to front and radiator.

### **Outside**

#### **Front Garden**

To the front of the property, there is a shingled front garden and concrete driveway to the side, providing plenty of space for off road parking.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and two garden sheds.



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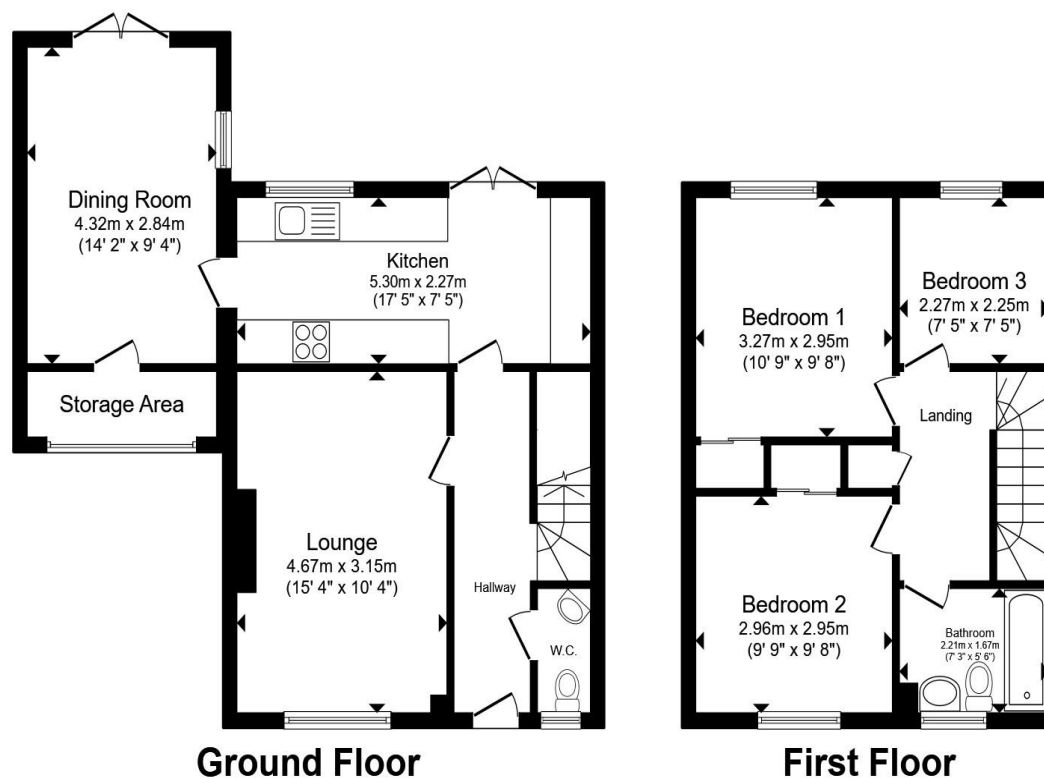
## Jubilee Road, Lakenheath, Brandon

- Modern Semi-Detached House
- Three Good Sized Bedrooms
- Separate Living and Dining Rooms
- Off Road Parking
- Lovely Village Location
- Ground Floor W.C & First Floor Bathroom
- Modern Kitchen with Plenty of Appliances
- Viewing Essential!

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£240,000**



Ground Floor

First Floor

Total floor area 90.6 m<sup>2</sup> (975 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](http://www.propertybox.io)



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