



# Meadow Drive

Lakenheath, IP27

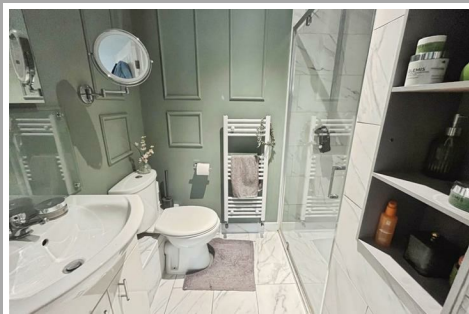
Guide price £300,000



# Meadow Drive

Lakenheath, Brandon, IP27

Guide price £300,000



## Description

Guide Price £300,000 - £325,000. Located on the outskirts of Lakenheath village, this impressive detached bungalow has been thoughtfully extended and updated throughout and would be an ideal family home or investment to local USAF personnel.

The bungalow comprises of a contemporary open-plan living space which incorporates an expansive lounge with wood burner, alongside a modern kitchen which offers a range of wall and base level units, integrated appliances, including microwave, washing machine, fridge freezer and dishwasher, space for a cooker (available under separate negotiation) with an extractor hood over plus a sink unit and additional storage behind a rolling shutter.

There are four double bedrooms which includes an enviable master bedroom with a modern en suite shower room and dressing area. There is also a family bathroom which comprises W.C, wash hand basin, bath with shower over and heated towel rail.

Outside the property enjoys a large shingled driveway with an enclosing low level wall. There is a side access gate, in front of space for additional parking, which leads to the low maintenance rear garden. The rear garden is fully enclosed and offers a decking area as well as patio, artificial lawn and a useful timber storage shed. The oil fired central heating boiler and tank are also located outside.

## Measurements

Lounge - 20'06" x 12'06"

Kitchen - 9'10" x 9'09"

Bedroom - 18'04" max x 10'04" max

En Suite Shower Room - 6'4" max x 5'00" max

Bedroom - 14'02" x 9'08"

Bedroom - 10'01" x 9'04"

Bedroom - 10'05" max x 9'11" max

Family Bathroom - 6'11" max x 6'03" max

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Agents Note

Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

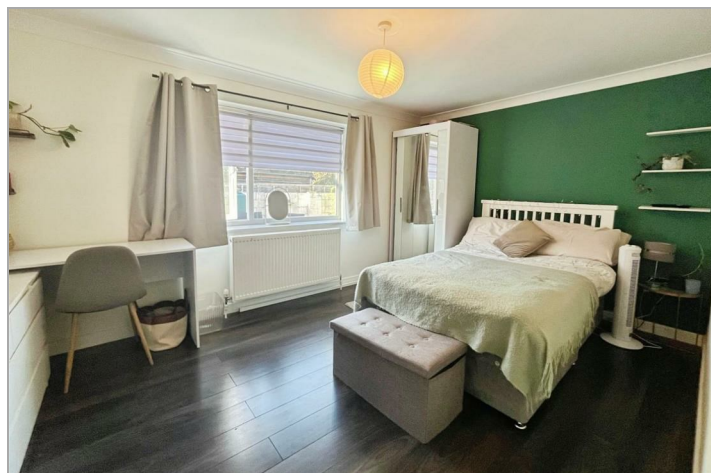
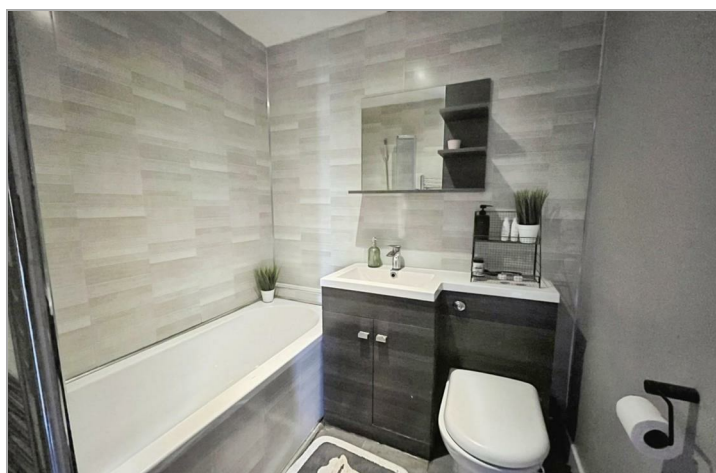
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication

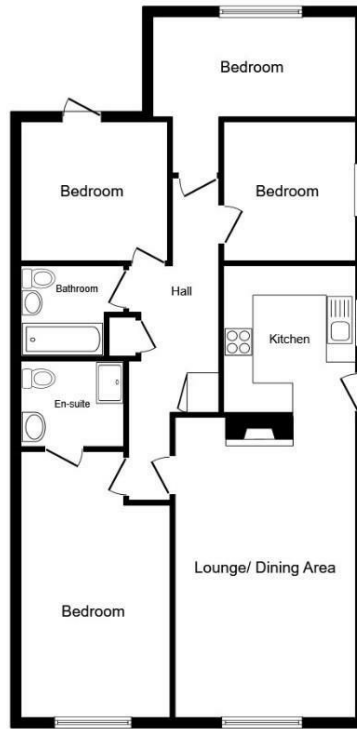
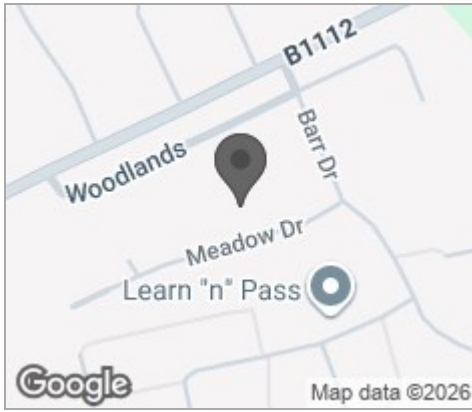
Tel: 01842 818282

purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



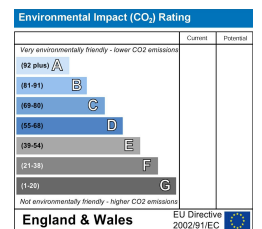
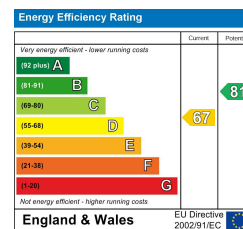


Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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