MOLYNEUX
ESTATE AGENTS



Wingfield Road

Lakenheath, IP27

Offers over £190,000

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Description

Offered to the market is this charming two-bedroom bungalow with a generous private garden and conservatory-style sun room! Located in the popular and well-served village of Lakenheath, this attractive and well-maintained semi-detached bungalow offers comfortable accommodation, useful additional living space and a fully fitted kitchen. The property benefits from oil-fired central heating and UPVC double glazing to the main bungalow.

To the front, the property enjoys a neat, low-maintenance shingled garden, with steps and a pathway leading up to the main entrance.

Once inside, the inviting entrance hall provides access to the loft space and leads through to the spacious lounge, with French doors opening directly onto the rear garden, allowing plenty of natural light to flow through.

The attractively tiled kitchen is fully fitted with a selection of wall and base units, an inset stainless steel sink and drainer, together with induction cooker and space for appliances. From here, the accommodation continues into the sun room, a valuable addition to the home which offers advantageous versatility. Currently used as both a hobby room and home office, this space could easily adapt to suit a variety of needs. It features a brick-built base, timber-framed double-glazed windows and a door leading out to the garden. A substantial built-in cupboard also houses the oil-fired boiler and provides further storage and appliance space.

There are two well-proportioned double bedrooms, with the main bedroom positioned to the rear and enjoying views over the garden, along with the benefit of a built-in triple wardrobe. Bedroom two is situated towards the front of the property, as is the family bathroom. The bathroom comprises a walk-in shower enclosure, WC, wash hand basin and heated towel rail.

Stepping outside, the enclosed rear garden is certainly one of the property's highlights. Generously sized and offering a good degree of privacy, it features a combination of lawn and paved patio areas, creating plenty of opportunity for relaxing, entertaining or enjoying the warmer months. There are two timber storage sheds, ideal for additional storage or simply enjoying a peaceful spot within the garden, as well as a feature filtered pond and an additional natural pond. An external power supply is fitted to the wall of the sun room, and a side access gate provides convenient entry to the garden without needing to pass through the bungalow.

Offering ample accommodation, two double bedrooms, versatile additional space and an appealing private garden, this is a property that is best appreciated in person.

Contact Molyneux Estate Agents of Mildenhall today to arrange your viewing.

Measurements

Entrance Hall

Kitchen - 9' 9" max x 8' 9" max

Conservatory/ Sun Room - 18' max x 9' 10"

Lounge - 15' 2" x 10' 9" max

Bedroom 1 - 12' 3" x 10' 8" max

Bedroom 2 - 9' 2 x 9'

Shower Room - 5' 7" x 5' 5"

Identification and Anti-Money Laundering

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. Our compliance partner, Coadjute, 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, A.

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 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.





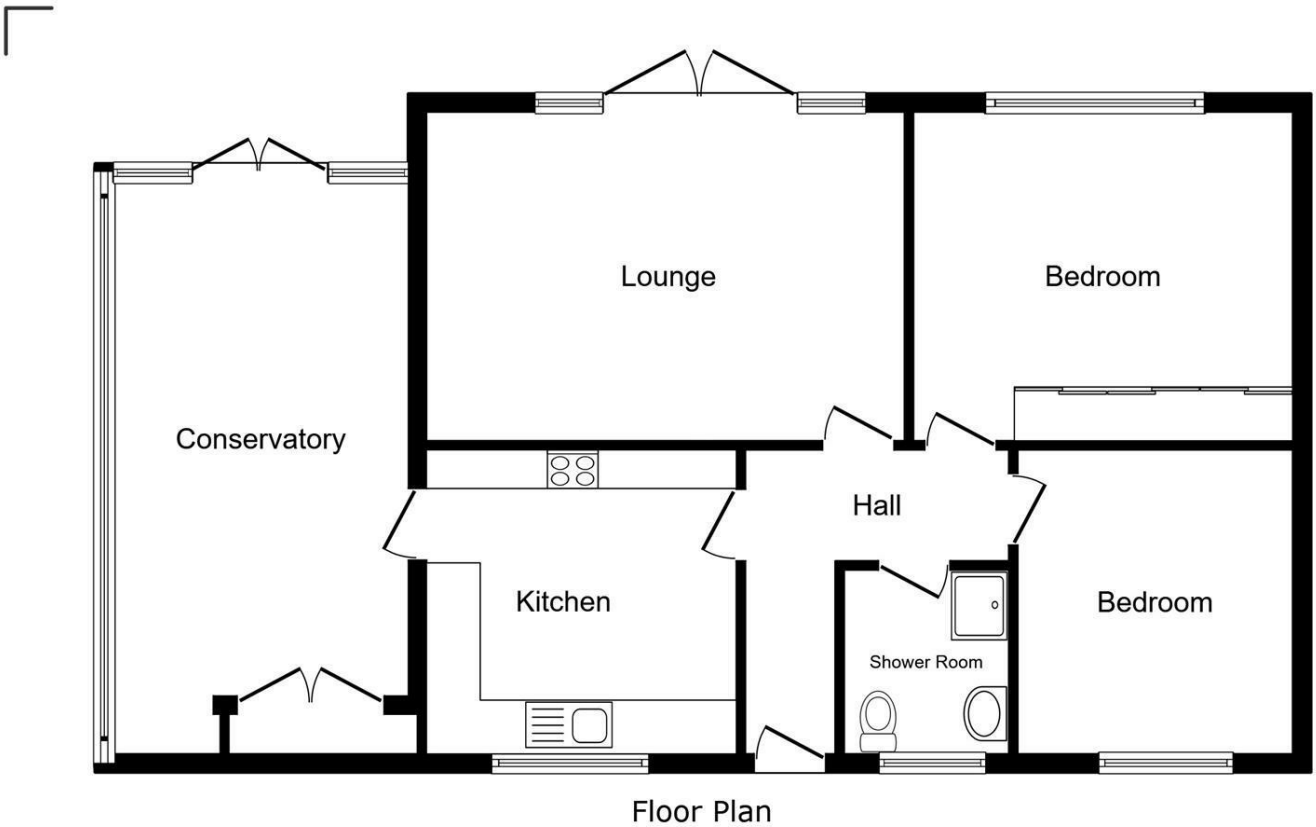










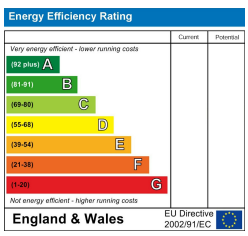


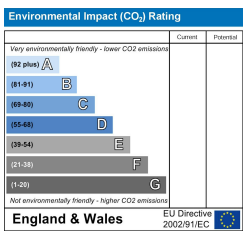
Floor Plan

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 Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.