

BUCKS

PROPERTY AGENTS



25 Lockington Road, Stowmarket, IP14 1BQ

Offers Over £435,000

- Four Double Bedrooms
- Three Reception Rooms
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- No Upward Chain
- Detached House
- Kitchen/Diner
- Sealed Unit Double Glazed
- Solar Panels
- Single Garage and Car Port With Electric Charging Point

25 Lockington Road, Stowmarket IP14 1BQ

Situated on the charming Lockington Road in Stowmarket, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious double bedrooms, this property is ideal for families seeking ample space. The layout includes three inviting reception rooms, providing versatile areas for relaxation, entertainment, or work. The heart of the home is the well-appointed kitchen/diner, which is perfect for family meals and gatherings. The kitchen is designed to be both functional and stylish, making it a delightful space for culinary enthusiasts. The property also boasts two modern bathrooms including en-suite to master bedroom ensuring convenience for all residents. Attention to detail is evident throughout, with elegant oak internal doors gracing the downstairs areas, adding a touch of sophistication. The house is equipped with solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world. For those with vehicles, the property offers parking for two vehicles, along with a single garage that features an electric door, power, and light connected. The garage also includes a personnel door leading to the rear, enhancing accessibility. Additionally, the carport with double opening doors and an electric charging point caters to modern needs, making it easy to charge electric vehicles. This property offers no upward chain, providing you with the flexibility to move in hassle free.

This delightful home on Lockington Road is not just a property; it is a lifestyle choice, offering comfort, convenience, and a touch of luxury in a desirable location within Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Whether you are looking to settle down or invest, this house is a wonderful opportunity not to be mis



Council Tax Band: E



Entrance Porch

With two windows to side and Karndene floor.

Entrance Hall

With stairs leading to first floor, understairs cupboard, Karndene floor and radiator.

Sitting Room

20'4" x 11'5"

With window to front, TV point, wall hung electric fire, wooden floor and two radiators.

Dining Room

11'5" x 11'10"

With window to front and radiator.

Garden Room

11'6" x 6'2"

With two full length windows to rear and window to side, French doors leading to rear and wooden floor.

Kitchen/Diner

15'3" x 11'3"

With window to front and side, range of high and low units, breakfast bar, sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, eye level electric oven and grill, American fridge freezer, new integrated dishwasher, water softener, full length cupboard housing boiler, door leading to outside, underfloor heating and Karndene floor.

Utility Room

10'11" x 5'2"

With window to rear, fitted cupboards and laminate floor.

Cloakroom

With low level W/C, basin with wall hung storage cupboards, fully tiled walls and laminate floor.

First Floor Landing

With loft access to partially boarded loft with pull down ladder.

Bedroom One

14'9" x 10'4"

With window to front, fitted wardrobes and radiator.

En-Suite

With window to front, corner shower cubicle, low level W/C, basin in vanity unit, vinyl floor and radiator.

Bedroom Two

11'5" x 9'8"

With window to front and radiator.

Bedroom Three

11'5" x 10'4"

With window to rear and radiator.

Bedroom Four

9'8" x 7'4"

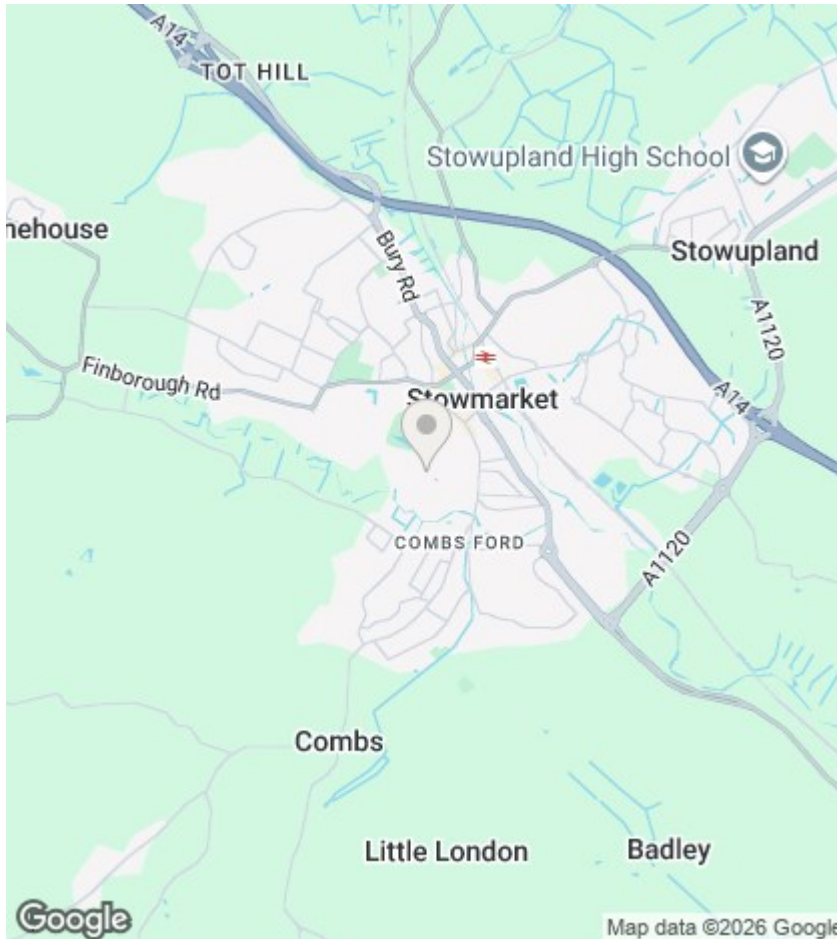
With window to rear, shelved airing cupboard housing hot water tank and radiator.

Bathroom

With window to rear, bath with mixer tap, shower cubicle, low level W/C, bidet, basin in vanity unit, part tiled walls, vinyl floor and radiator.

Outside

To the front of the property are paving stones leading to the front door, lawn, shrubs and hedging. To the rear of the property with access through a side gate either side to rear garden comprising of a patio area ideal for outside entertaining, lawn, paving stones, 10ft x 8ft shed, trees, shrubs and for privacy and seclusion is fenced and walled all around. With a single garage with electric door, personnel door to rear and power and light connected additionally a car port with double opening doors onto shingle parking bay and electric charging point.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd Turn right onto Lockington Rd Turn left onto Lockington Cres Destination will be on the left Arrive: Lockington Rd, Stowmarket IP14 1BQ, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

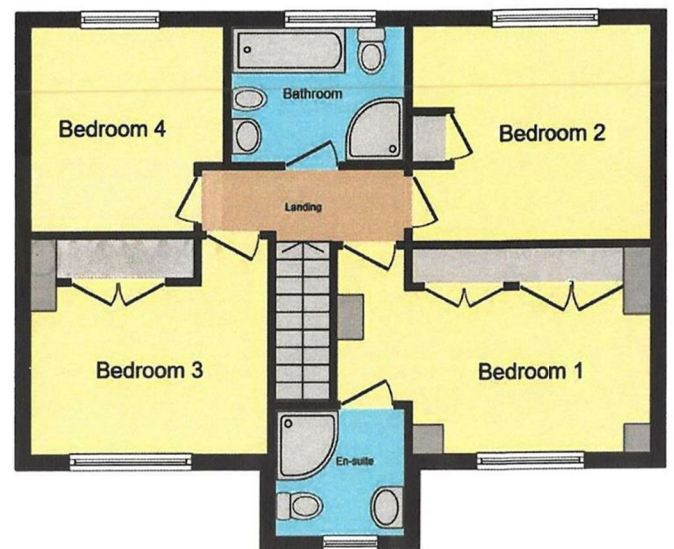
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor