

# 15 The Grange - Offers Over £240,000

Lakenheath Brandon IP27 9BT

**shires**  
residential



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# Offers Over £240,000

## The Property

This chain free, modern three bedroom semi-detached house benefits from off road parking and a garage. The home offers good-sized accommodation and is ideally located close to RAF Lakenheath. Situated on The Grange, a development of 23 homes just off Eriswell Road, the property provides comfortable living space and convenient access to a wide range of village amenities.

The accommodation includes an entrance hall, ground floor W.C., spacious lounge and a modern kitchen/diner. Upstairs offers three bedrooms, including a principal bedroom with an en-suite shower room, along with a family bathroom. Outside, the property benefits from an enclosed rear garden, a garage, and central heating throughout.

Lakenheath offers a variety of amenities including a primary school, doctor's surgery, railway station, public houses, shops and day-to-day services. The property is also ideally positioned for those working at the nearby RAF Lakenheath and RAF Mildenhall bases, with both located within easy reach.

**Directions:**  
From Mildenhall's Five Ways roundabout, take the A1065 towards Brandon. Continue along this road and turn left following signs for Lakenheath. On entering the village, proceed along Eriswell Road and turn right onto The Grange.

## Features

- CENTRAL HEATING
- GARAGE AND OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- CHAIN FREE
- PATIO DOORS TO THE GARDEN
- SPACIOUS LOUNGE
- W.C. GROUND FLOOR
- ENTRANCE HALL





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

