



**Mill Road, Lakenheath, Brandon, IP27 9DU**

**welcome to**

## **Mill Road, Lakenheath, Brandon**

SOLD WITH NO CHAIN! A spacious and imposing DETACHED FAMILY HOME in the popular Suffolk village of Lakenheath! Offering THREE BEDROOMS, a master EN-SUITE, STUDY, downstairs cloakroom, GARAGE & AMPLE PARKING - viewing is essential!

### **Summary**

Offered to the market with no chain, this substantial detached family home is located within the ever popular Suffolk village of Lakenheath & presents an excellent opportunity for both home movers & investors alike.

The village itself offers a wide range of everyday amenities, including a primary school, local shop, takeaways & restaurants, while the nearby market town of Brandon provides further facilities, supermarkets & direct rail links to Cambridge & Norwich.

Occupying a prominent position, the property immediately impresses with the generous space on offer, featuring a large shingled frontage providing ample off road parking, along with a garage for additional practicality.

Inside, the accommodation is spacious & highly versatile, ideal for modern family living. A welcoming entrance hall leads through to a large living/dining room, perfect for both relaxing & entertaining. There is also a separate study, offering further flexibility.

The ground floor is completed by a modern kitchen & a convenient cloakroom / utility room, enhancing everyday functionality.

Upstairs, the property continues to deliver with three well proportioned bedrooms, including a principal bedroom with en suite, alongside a family bathroom.

To the rear, the generous garden is predominantly laid to lawn, complemented by a paved patio area, creating a versatile outdoor space ideal for families!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and stairs to the first floor landing.

#### **Downstairs Cloakroom / Utility**

With W.C, wash hand basin with mixer tap over, space and plumbing for washing machine, space for tumble dryer, boiler and window to side.

#### **Lounge / Diner**

With window to rear, door to rear and two radiators.

#### **Study / Downstairs Bedroom**

With window to front and radiator.

#### **Kitchen**

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, integrated oven and hob, dishwasher, space for fridge/freezer, built in storage cupboard, window to front and radiator.

#### **First Floor Landing**

With built in airing cupboard.

#### **Master Bedroom**

With built in wardrobes, window to side and radiator.

#### **Master En-Suite**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and heated towel rail.

#### **Bedroom Two**

With window to front and radiator.





### **Bedroom Three**

With built in wardrobe, window to front and radiator.

### **Family Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a large shingled area which provides plenty of space for off road parking and access to:

#### **Garage**

With garage door to front and power and light connected.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and external oil tank.

#### **Agents Note**

Please note that this property is served by oil fired central heating. Please contact the Branch for more details.

Please also note that the property is currently tenanted.



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## **Mill Road, Lakenheath, Brandon**

- Sold with No Chain!
- Spacious Detached House
- Three Good Sized Bedrooms
- Master En-Suite, Downstairs Cloakroom & Family Bathroom
- Enclosed Rear Garden
- Popular Suffolk Village Location
- Spacious Living/Dining Room
- Modern Kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

Offers in Excess of

**£300,000**

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Property Ref:  
BRD111280 - 0001

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