



Wings Road

Lakenheath, IP27

Price £325,000

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Description

This exceptionally well presented, semi-detached home has been thoughtfully extended with families in mind and offers contemporary, spacious accommodation to include three reception rooms as well as a stunning kitchen/ breakfast room. The property is well situated within walking distance of Lakenheath High Street shops and amenities and enjoys driveway off street parking in addition to a generous sized rear garden.

Downstairs the property includes a lounge, with a window to the front and French doors overlooking the rear garden, allowing natural light to flood inside the living space. There is a separate dining room which enjoys a brick fireplace housing a multi-fuel burning stove, and a good sized family room to the front of the house.

The downstairs accommodation is concluded by an impressive kitchen/ breakfast room which is an extension of the original house, featuring a flat roof with a central glazed roof lantern, in addition to a separate utility room. This exceptional space includes a fitted island unit and modern bi-fold doors plus a range of wall and base level units, 1.5 bowl sink unit and draining board, space for a fridge freezer and dishwasher plus space for a Range style cooker with an extractor hood fitted over. The range cooker may also be available under separate negotiation.

The utility room provides further wall and base units, additional space for a washing machine and tumble drier, plus a W.C and wash hand basin.

Upstairs the property offers three well-proportioned bedrooms, including built in wardrobes to all, as well as an en suite to the primary bedroom comprising W.C, wash hand basin, shower cubicle and a heated towel rail.

The family bathroom concludes the internal living accommodation and comprises W.C, wash hand basin and a

bath with shower over, as well as an airing cupboard housing the hot water cylinder.

Outside, the property boasts off street parking for three cars beside one another on a shingled driveway. There is a side access gate leading into the generous sized rear garden which includes a patio area for seating/ entertaining whilst the remainder of the garden is laid to lawn. The garden also includes a useful timber storage shed, external oil boiler and an oil tank which is enclosed at the rear end of the garden, by panel fencing.

Measurements

Lounge - 18'9" x 10'8"

Dining Room - 14'4" max x 10'6" max

Sitting Room - 11'10" max x 11'00" max

Kitchen/ Breakfast Room - 15'10" x 14'10"

Utility Room - 7'8" x 6'1"

Bedroom - 13'4" x 10'8", plus depth of built in wardrobes

En Suite - 10'8" max x 4'11" max

Bedroom - 11'00", plus depth of built in wardrobe x 10'3" max

Bedroom - 9'1" max x 8'00" max

Family Bathroom - 8'11" max x 5'11" max

Anti-money Laundering 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. 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, C.

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.

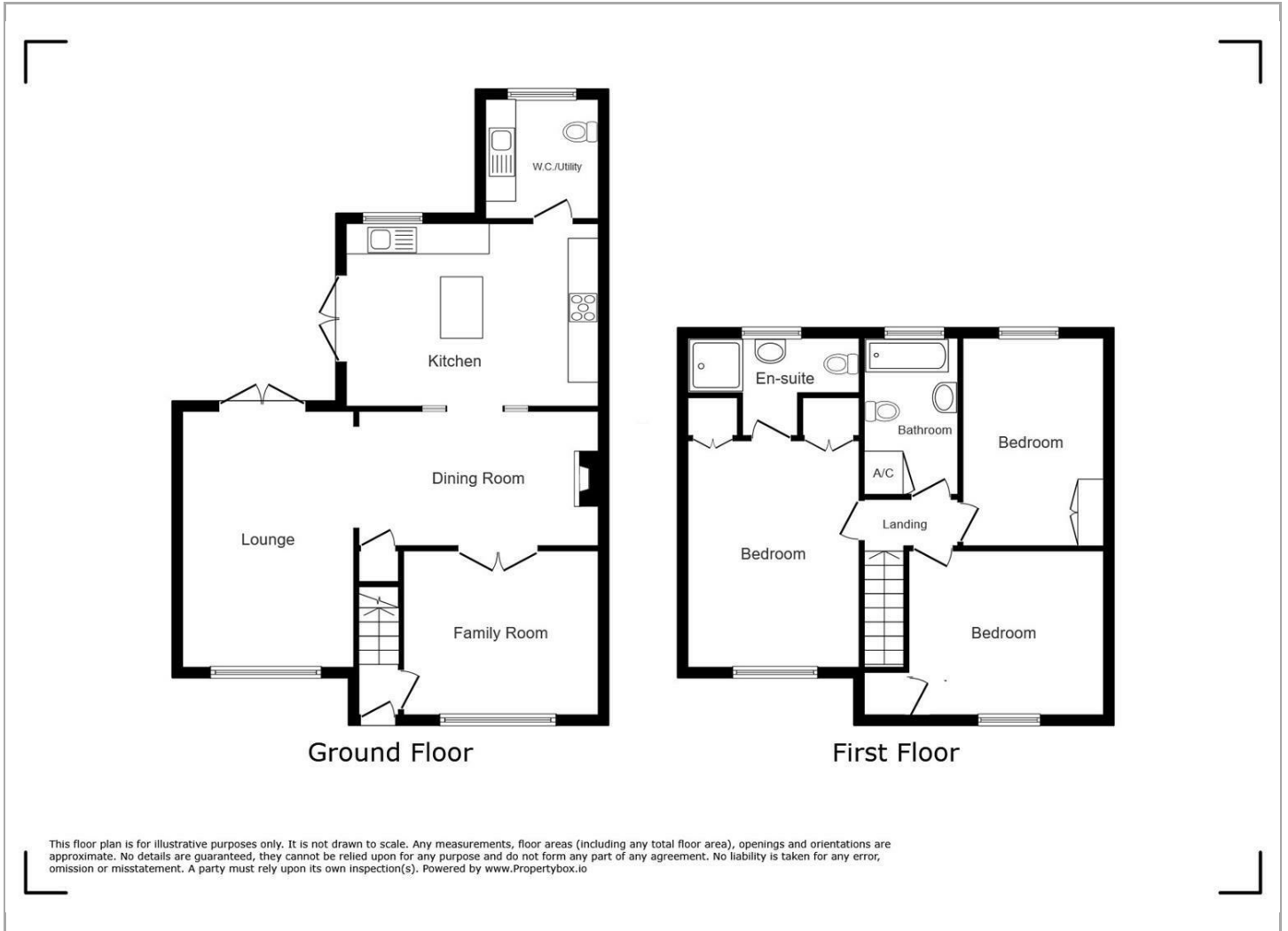
Floor plans are not to scale. They are provided for

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.

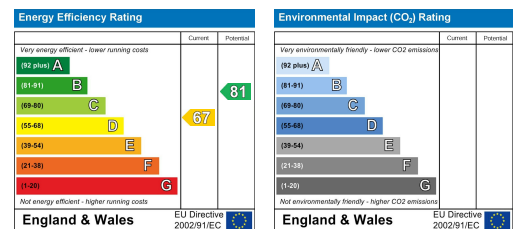
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Mildenhall Office on 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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