



**Mayfields, Lakenheath IP27 9TA**

**welcome to**

## **Mayfields, Lakenheath**

A detached bungalow offered to the market with no onward chain with two double bedrooms, the addition of a conservatory, garage and driveway - Viewing highly recommended.

### **Entrance Hall**

With radiator, loft access and doors to:

### **Living Room**

14' 5" x 11' 7" ( 4.39m x 3.53m )

With radiator, feature electric fireplace and double glazed window to front aspect.

### **Kitchen**

12' 2" x 9' 9" ( 3.71m x 2.97m )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink with mixer tap over, space for cooker with extractor over, further spaces for washing machine and fridge/freezer, floor mounted oil fired boiler, two storage cupboards, radiator, window and door to:

### **Conservatory**

12' 2" x 9' 10" ( 3.71m x 3.00m )

Built on a brick base with double glazed windows to three sides, light and power points, door to rear garden.





### **Bedroom One**

10' 11" x 9' 10" ( 3.33m x 3.00m )

With radiator, fitted wardrobes and double glazed window to front aspect.

### **Bedroom Two**

10' 11" x 9' 9" ( 3.33m x 2.97m )

With radiator and double glazed window to rear aspect.

### **Shower Room**

Fitted with a suite comprising corner shower enclosure, pedestal wash hand basin, low level w.c, radiator, extractor and double glazed window to rear aspect.

### **Outside**

To the front of the property is a shallow garden predominantly laid to lawn with a pathway leading to the front door and the detached garage with driveway to the right side.

Gated access leads to the rear garden which is laid to grass and fully enclosed by hedging and fencing.

### **Agents Notes**

1. The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.
2. The heating to the property is oil. Please contact the branch for further details.



***view this property online*** [williamhbrown.co.uk/Property/MDH108668](http://williamhbrown.co.uk/Property/MDH108668)



welcome to

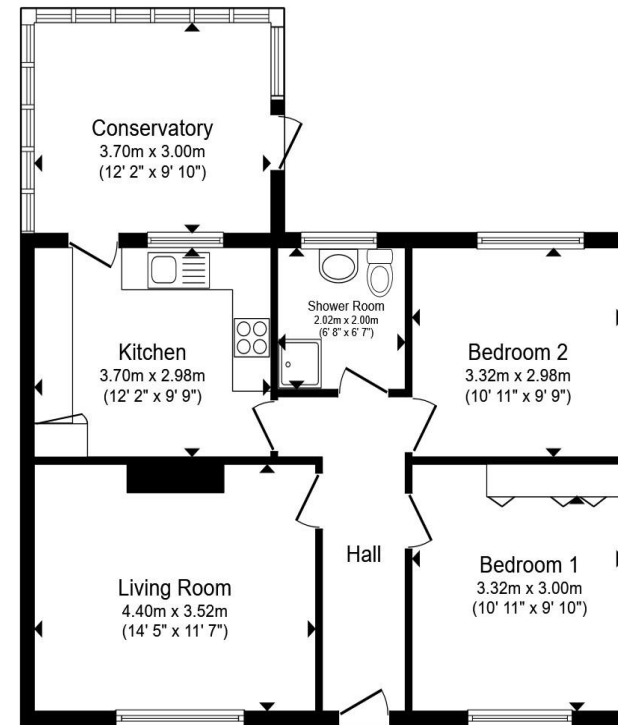
## Mayfields, Lakenheath No Onward Chain

- Detached Bungalow
- Conservatory
- Two Double Bedrooms
- Garage & Driveway

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: B

guide price

**£240,000**



**Ground Floor**

Total floor area 72.7 m<sup>2</sup> (782 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/MDH108668](http://williamhbrown.co.uk/Property/MDH108668)



Property Ref:  
MDH108668 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01638 713274**



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.  
EDMUNDS, Suffolk, IP28 7EQ



**williamhbrown.co.uk**