



## Oak Lane

Raf Lakenheath, IP27

Price £230,000

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### Description

This extremely WELL PRESENTED property is located in the popular LORDS WALK development and would be ideal for FIRST TIME BUYERS or INVESTMENT as a rental opportunity to personnel from the local USAF base.

Downstairs, the property comprises of a welcoming and useful ENTRANCE PORCH, which has been created by the current owners, OPEN PLAN lounge diner with understairs storage and new patio doors leading to the rear garden. There is also a coat cupboard in addition to the fully fitted CONTEMPORARY kitchen which includes a range of wall and base level units, as well as INTEGRATED dishwasher, space for fridge freezer and further appliances, as well as cooker with electric hob and extractor hood over.

Upstairs there is a MODERN family bathroom with vanity mirror, W.C, wash hand basin, heated towel rail and bath with shower over. There are TWO DOUBLE BEDROOMS, both of which benefit from BUILT IN storage. The master bedroom enjoys a double wardrobe, WALK IN wardrobe as well as a useful storage room to the front which can be used as a STUDY or DRESSING ROOM for example.

Outside there is a driveway providing off street parking, as well as a fully enclosed rear garden which offers a modern patio for seating and entertaining as well as a useful storage shed and rear access gate. The front garden is also laid to lawn and both have been well maintained.

### Measurements

Entrance Hall - 7'02" max x 6'02" max

Lounge - 15'07" x 10'10"

Dining Area - 10'02" x 8'04"

Kitchen - 10'04" x 10'02"

Bedroom - 14'01" x 9'00"

Dressing Room/ Study - 7'03" max x 6'03" max

Bedroom - 12'01" x 10'09"

Bathroom - 7'02" x 5'09"

### Agents Note

Council Tax Band - A

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.

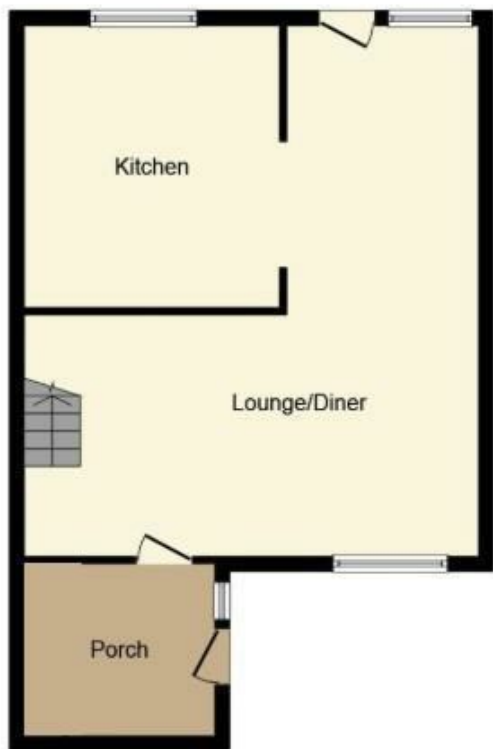
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

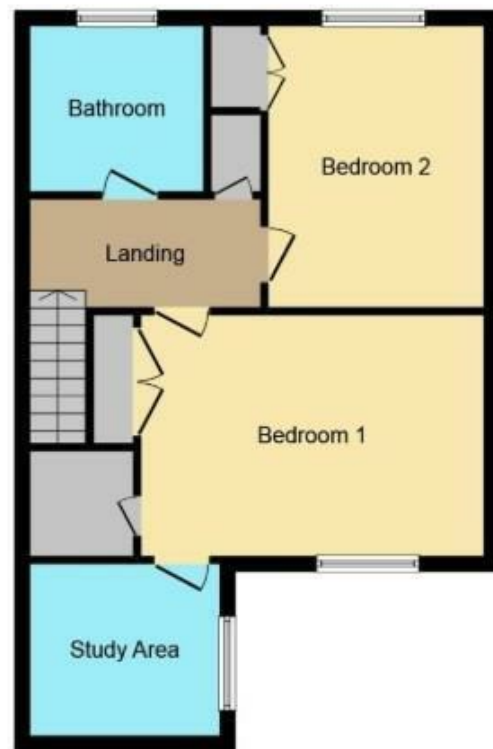
Tel: 01842 818282







**Ground Floor**

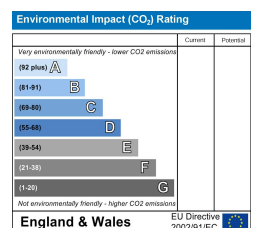
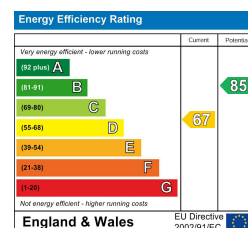


**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Viewing

Please contact our Brandon Office on 01842 818282 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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