



# Back Street

Lakenheath, IP27

Price £350,000

 3  2  1  D



# Back Street

Lakenheath, IP27

Price £350,000



## Description

This detached property is available with no onward chain and would make a superb family home! The property enjoys a spacious layout which was thoughtfully designed, specifically with family in mind, and includes an impressive kitchen/ dining/ family room.

Upon entering the property you will find a commodious entrance hall with ample space to remove coats and shoes, plus stairs leading to the first floor landing and a downstairs W.C. There would be ample space for a desk/ work from home set up beneath the stair case should a buyer wish to do this.

A fantastic feature of this home is the large, open plan kitchen/ dining/ family room at the rear which enjoys patio doors overlooking the garden and was designed with the thought of family being able to share this living space together. The kitchen includes a range of wall and base level units, integrated cooker and electric hob, integrated fridge freezer whilst a separate utility room provides additional space for appliances, and also houses the wall mounted oil boiler.

There is an external door from the utility room which opens outside to the driveway where you will find the oil tank enclosed.

The downstairs accommodation is concluded by a lounge which also benefits from patio doors overlooking a concrete patio, ideal for seating and entertaining.

Upstairs the property boasts three double bedrooms and includes an en suite shower room to the largest bedroom. The second bedroom also includes a walk in shower cubicle.

The family bathroom concludes the accommodation available and comprises W.C, wash hand basin and a freestanding clawfoot bath.

In addition, the property includes driveway off street parking for

two cars in front of a double garage, with power and light, offering excellent potential to convert into annexe accommodation, subject to the necessary planning permission.

Outside, there is a fully enclosed L-shaped garden which has been laid to lawn and includes a useful timber storage shed.

## Measurements

Entrance Hall - 17'4" max x 9'11" max

Cloakroom W.C - 5'11" max x 3'10" max

Lounge - 17'4" x 12'7"

Kitchen/ Dining/ Family Room - 20'6" x 17'7"

Utility - 6'1" x 5'4"

Bedroom - 22'1" max (narrowing to 14'11" min) x 11'10" max (narrowing to 5'10" min). Sloped ceiling restricts head height at max measurements.

En Suite - 6'10" x 5'8". Sloped ceiling restricts head height at max measurements.

Bedroom - 15'8" max x 11'11" max. Sloped ceiling restricts head height at max measurements.

Bedroom - 13'1" max x 11'11" max. Sloped ceiling restricts head height at max measurements.

Family Bathroom - 8'5" max x 5'10" max. Sloped ceiling restricts head height at max measurements.

Double Garage - 17'4" x 16'4"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation

Tel: 01842 818282

under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who 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

This property is located within a conservation area.

Council Tax Band - West Suffolk, D.

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

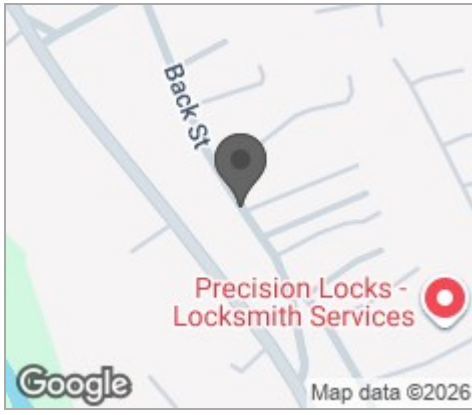
as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

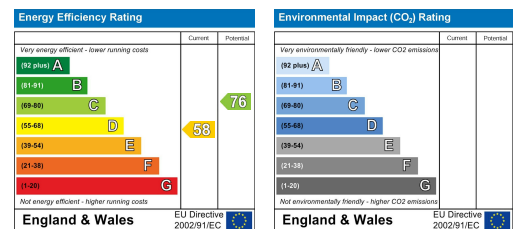
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our 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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK