



# The Lammas

Mundford, IP26

Price £280,000

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## Description

Located in the charming village of Mundford, The Lammas presents a delightful opportunity to acquire a detached family home in a highly sought-after cul-de-sac. This well-appointed property is offered with no onward chain!

Upon entering via the welcoming entrance hall, doors open to the spacious kitchen/ diner at the front of the home, as well as an inviting lounge to the rear, which enjoys patio doors opening to the rear garden. Additionally, a useful cloakroom on the ground floor adds to the convenience of this home.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for family members or guests. The family bathroom is thoughtfully located to serve all bedrooms, ensuring comfort and privacy.

Outside, the property features side and rear gardens, offering a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. The double garage and shingled driveway provide parking for several vehicles, a rare find that adds to the appeal of this home.

With gas-fired central heating and no onward chain, this property is ready for you to move in and make it your own. The Lammas is not just a house; it is a place where memories can be made in a peaceful and friendly community. Don't miss the chance to view this wonderful home in the heart of Norfolk.

## Measurements

Entrance Hall & Cloakroom

Kitchen/ Diner - 17' x 11' 8" max

Lounge - 17' x 12' 8"

Stairs to first floor landing

Bedroom 1 - 12' 10" max x 9' 2" with fitted wardrobes

Bedroom 2 - 17' x 8'

Bedroom 3 - 10' 2" plus door recess x 7' 6"

Bathroom - 8' 10" x 4' 8"

Double Garage - 16' 6" x 16' 2"

Council Tax band - 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.

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.

Tel: 01842 818282

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.

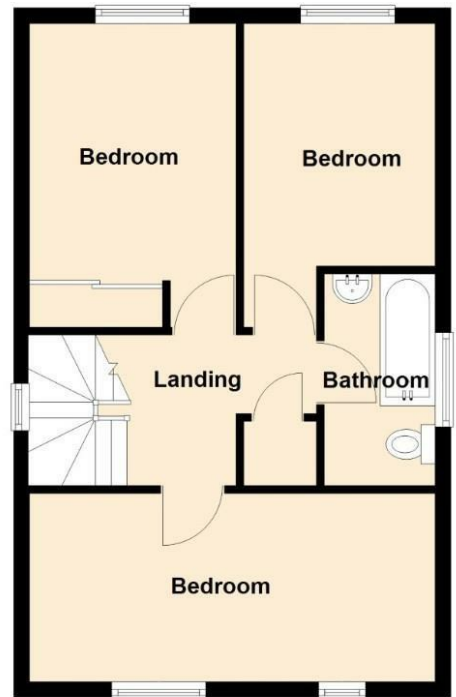




**Ground Floor**



**First Floor**



**Viewing**

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	72

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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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