MOLYNEUX
ESTATE AGENTS



Mill Road

Lakenheath, IP27

Guide price £240,000

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Description

Guide Price £240,000 - £250,000.

This spacious, three bedroom home enjoys a popular village location, within close proximity to High Street amenities, and benefits from a generous sized rear garden in addition to ample driveway off street parking.

Upon entering the house you will find a welcoming entrance hall, with stairs leading to the first floor landing, plus doorway access either side into the lounge or kitchen/ dining room. The lounge includes a window to the front and French doors overlooking a large rear garden, whilst the contemporary kitchen/ dining room offers a range of wall and base level units, butler sink, integrated dishwasher plus full length fridge and freezer, space for a washing machine as well as space for a Range style cooker. The kitchen also includes a useful understairs storage cupboard and a cupboard housing the oil boiler which serves an oil fired central heating system.

There is a separate utility room and downstairs W.C, whilst the downstairs accommodation is concluded by a bedroom with dual aspect windows.

Upstairs the property enjoys two well-proportioned bedrooms, with built in wardrobes in the primary bedroom and an airing cupboard in the second bedroom, housing a hot water cylinder.

There is also a family bathroom comprising W.C, wash hand basin and bath with shower over.

Outside, the house offers ample driveway off street parking to the front and boasts a generous sized rear garden with vehicular access. There is a patio area for seating/ entertaining, plus a large lawn. The furthest end of the garden is also home to a storage container/ office which benefits from electricity, with multiple plug sockets, it's own fuse box and electric radiator, offering superb potential for a home office or workshop space.

Measurements

Lounge - 16'7" max x 10'1" max

Kitchen/ Dining Room - 16'6" max (6'2" min) x 13'7" max (10'2" min)

Utility Room

Downstairs W.C

Bedroom - 16'5" max x 11'00" max

Bedroom - 13'8" max x 9'10" max

Family Bathroom - 6'2" x 6'1"

Downstairs Bedroom - 14'4" max x 11'5" max

Anti-money Laundering & 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. 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

Council Tax Band - West Suffolk, B.

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.









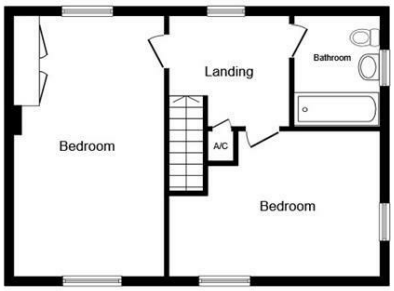




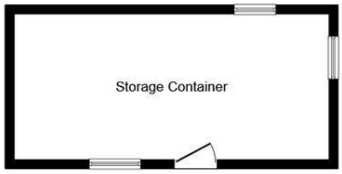




Ground Floor



First Floor

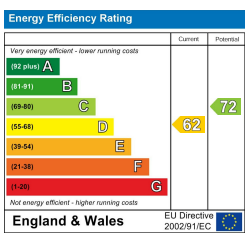


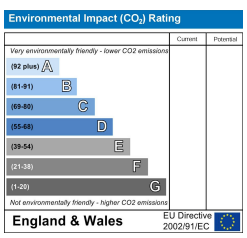
Outbuilding

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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