



Lynford

Mundford, IP26

Guide price £500,000

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Description

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Nestled in the charming rural location of Lynford, this semi-detached cottage offers a delightful blend of modern living and traditional character. Spanning an impressive 1,292 square feet, the property is constructed from a combination of brick, chalk, and flint, harmoniously set against the backdrop of the stunning Thetford Forest. The property also boasts a studio built in the rear garden, which would make an ideal annex or potential holiday let, providing additional space for guests or potential rental income, subject to the usual permissions.

Upon entering via a welcoming entrance porch, you are greeted by beautifully presented, open plan living space. The heart of the home is undoubtedly the stunning kitchen/ family room, complete with a central island, which flows seamlessly into both the lounge and dining area on either side. A wood burner in the lounge adds a touch of warmth and comfort, perfect for cosy evenings. The property also features a walk-in larder and a utility room, enhancing the practicality of everyday living.

Upstairs, you will find three well-proportioned bedrooms, complemented by a modern bathroom that includes both a bath and a shower. The property benefits from electric underfloor heating on both the ground and first floors, ensuring a warm and inviting atmosphere throughout.

Set on a generous plot, the picturesque setting and expansive grounds make this property a true gem.

With ample off street parking, this semi-detached cottage is an absolute must-view for those seeking a tranquil lifestyle in a beautiful location. Don't miss the opportunity to make this stunning property your new home.

To arrange a viewing, contact Molyneux Estate Agents on 01842 818282.
info@molyneuxestateagents.co.uk

Measurements

Entrance Porch - 8' 7" x 7' 6"

Lounge - 14' 9" x 13' 1" max

Kitchen/ Family Room - 26' 9" x 12' 8"

Dining Room - 13' max x 10' 3"

Utility - 8' 5" x 6' 8"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 11' 6" max plus built in wardrobe x 10' 2"

Bedroom 2 - 11' plus built in wardrobe x 10' 1"

Bedroom 3 - 12' 6" x 7' 10"

Bathroom - 10' 1" x 6' 7"

Studio

Kitchen/ Diner - 16' 1" max x 12' 6" max

Cloakroom

Hobby Room - 17' 11" x 17' 3" plus wardrobes

Stairs to first floor

Bedroom - 10' 9" max (sloped) plus wardrobes x 9' 4"

Kitchen - 8' 8" x 3' 6" max (sloped)

Lounge - 14' 2" max (sloped) x 12' 5"

Tel: 01842 818282

Agents Note

Council Tax Band - B, Breckland

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.

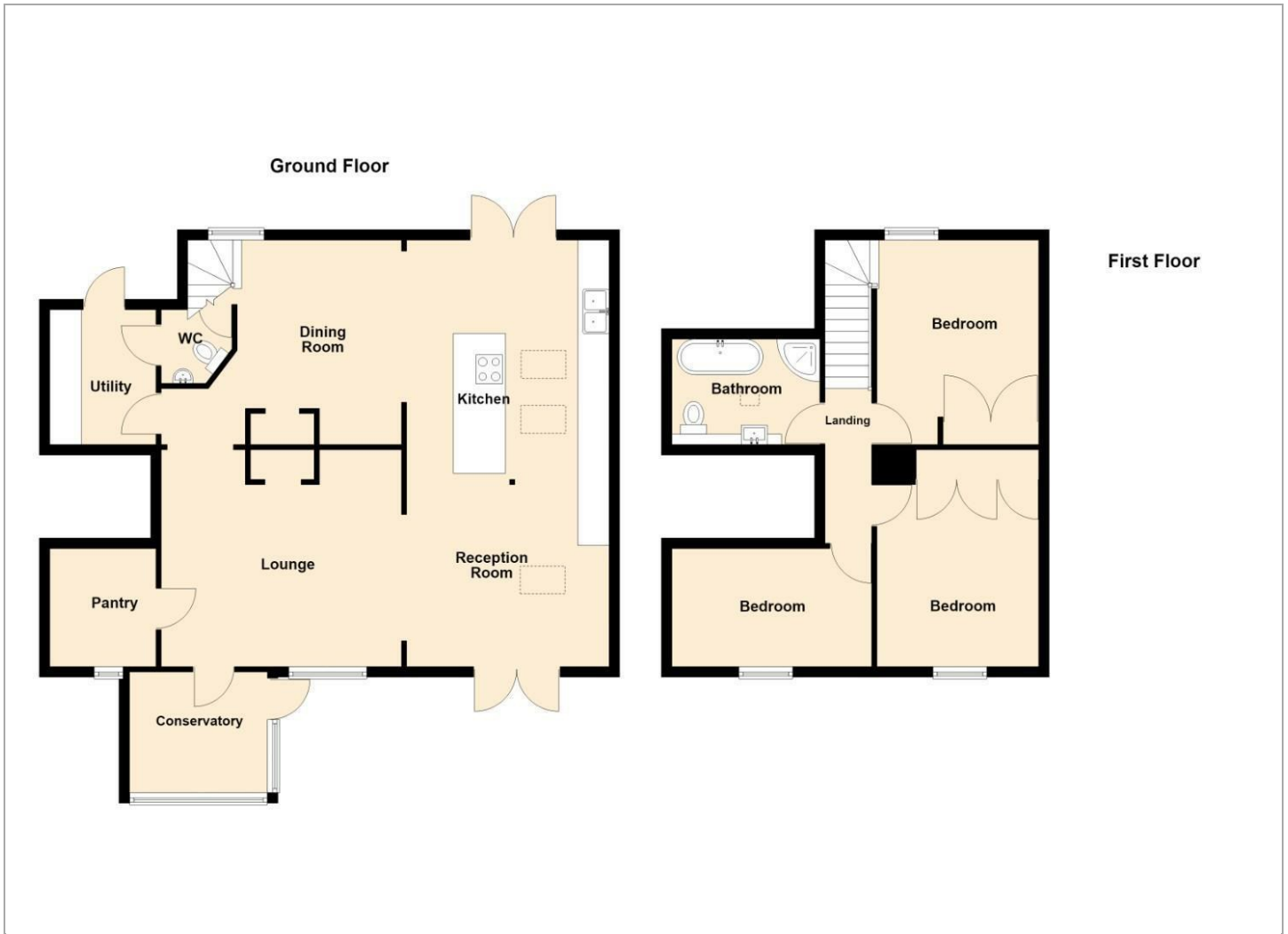
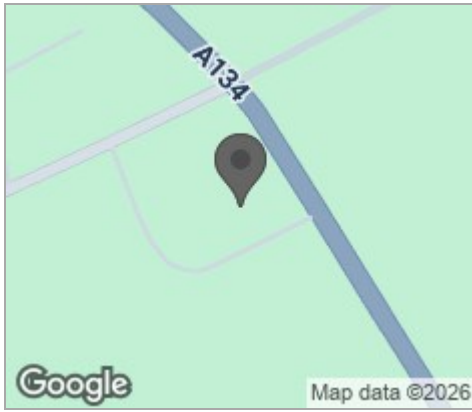
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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. 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.

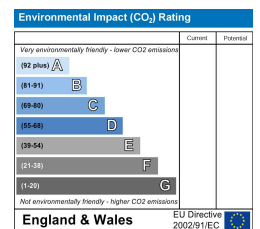
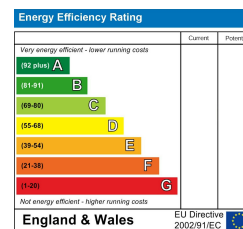
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.