MOLYNEUX
ESTATE AGENTS

The Lammas

Mundford, IP26

Price £260,000

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Description

Situated in the sought-after village of Mundford, this detached bungalow is offered with NO ONWARD CHAIN. Set on a generous plot, the property boasts a well-maintained lawned rear garden, perfect for outdoor relaxation and entertaining.

Upon entering, you are welcomed by a spacious entrance hall that leads in to the lounge at the front of the home, ideal for unwinding after a long day. The attractive kitchen is functional and well-equipped, while the adjoining conservatory provides a bright and airy space to enjoy the views of the garden throughout the seasons.

This bungalow features three comfortable bedrooms, providing ample space for family or guests, plus the practical wet room that caters to your daily needs. Additional benefits include electric heating and sealed unit UPVC windows, ensuring warmth and energy efficiency throughout the year.

For those with vehicles, the property offers a block paved driveway, along with a garage for extra storage or workshop space. With no onward chain, this home is ready for you to move in and make it your own.

Mundford is a picturesque village that offers a peaceful lifestyle while still being conveniently located for local amenities and transport links. This property presents an excellent opportunity for anyone seeking life on one level, in a desirable location. Don’t miss your chance to view!

Measurements

Entrance Hall

Lounge - 18' 5" max x 10' 11"

Kitchen - 18' 4" x 11' 6"

Conservatory - 10' 3" x 9' 3"

Bedroom 1 - 12' 10" x 9' 11"

Bedroom 2 - 12' 5" x 9' 5"

Bedroom 3 - 9' 5" x 7' 8"

Wet Room - 7' 9" x 6' 7" max

Garage - 23' 5" x 8' 3"

Agents Note

Council Tax Band - C
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.

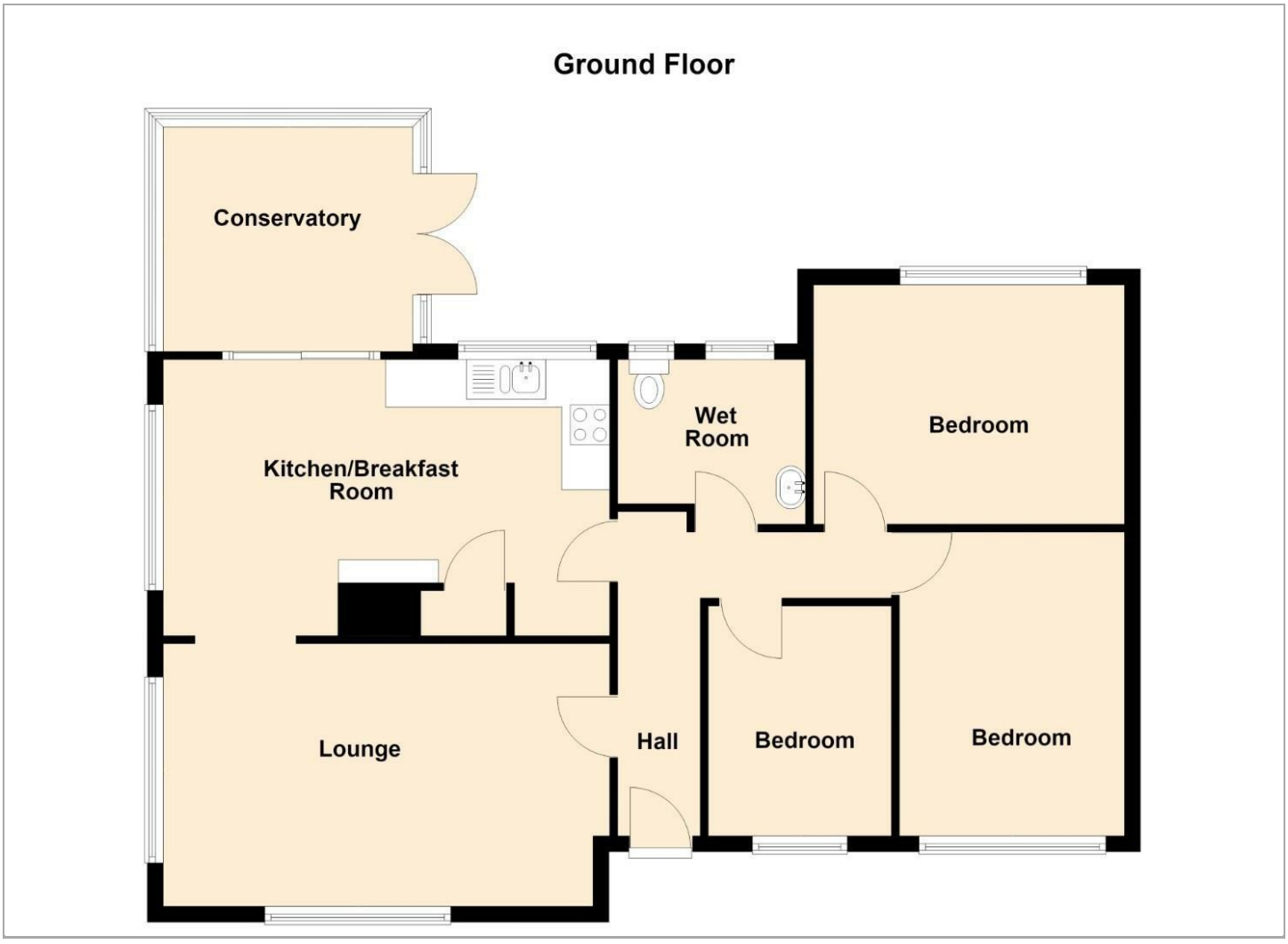
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

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.

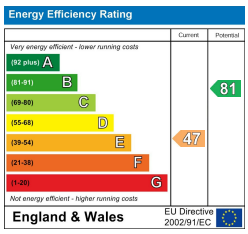
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

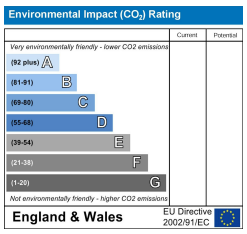
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

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