



THE
**Mortimer
& Gausden**
PARTNERSHIP

21 The Glebe, Lawshall,
Bury St. Edmunds, IP29 4PN

Guide Price
£259,000

Spacious Extended Modern Terrace in Popular Village Setting

This deceptively spacious home is much larger than it first appears and offers well-planned accommodation ideally suited to young families.

Located in the popular village of Lawshall, the property enjoys a pleasant outlook over the recreation area to the rear. It benefits from oil-fired central heating with a new boiler installed in 2025 and uPVC sealed unit glazing.

There are private enclosed rear gardens and a single garage located close by. Internally, the property offers a generous sitting room, a utility/shower room, an open-plan kitchen/diner, and three good-sized bedrooms.

Lawshall is a well-served and welcoming village, around 6 miles south of the historic market town of Bury St Edmunds and approximately 9 miles north of Sudbury. The village offers a range of amenities including a primary school, pre-school, church, public house, community centre, and a recreation ground — perfect for family life.

- Substantially extended modern terrace
- Occupying an established village setting
- Porch, spacious sitting room
- Utility/shower room
- Open plan kitchen/dining room
- 3 Bedrooms, family bathroom
- Oil fired heating, uPVC glazing
- Single garage, enclosed gardens
- Early viewing advised



In more detail, the accommodation comprises:

On the ground floor:

A useful entrance porch opens into the inner hallway, leading to a spacious 21ft sitting room. This space was previously divided to include a dining area, but now forms one large and comfortable living space. Glazed doors lead through to the impressive kitchen/dining room, an ideal space for entertaining. The kitchen offers ample worktops, cupboard space, appliance recesses, and a breakfast bar. Patio doors open directly onto the rear garden, creating a light and sociable atmosphere.

The ground floor also features a generous utility/shower room, which was formerly the kitchen and now provides excellent additional storage and functionality.

On the first floor:

Upstairs, the landing gives access to all three bedrooms and the family bathroom.

Outside:

The front garden includes a block-paved pathway and a large flower bed stocked with a variety of flowering shrubs. The rear garden is fence-enclosed and private, with a patio, lawn, and greenhouse. A gate provides access to the single garage located close by.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - Babergh

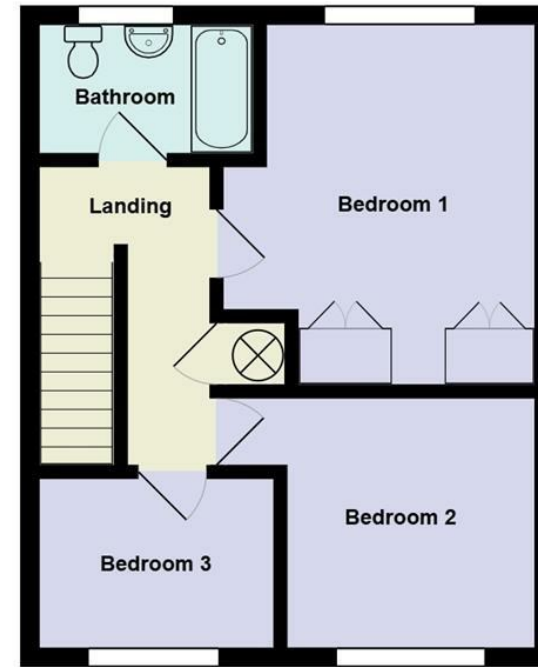
SERVICES - Mains water, electricity and drainage. Oil heating

BROADBAND -Ofcom states Superfast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///enveloped.activity.goods





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