MOLYNEUX
ESTATE AGENTS



The Mallards

Lakenheath, IP27

Guide price £240,000

3 2 1 E





The Mallards

Lakenheath, IP27

Guide price £240,000







Description

Guide Price £240,000 - £250,000.

This well presented, link detached home is conveniently located within a village cul de sac, offering close proximity to Lakenheath High Street shops and amenities. The property enjoys spacious, open plan accommodation and includes a garage, with power and light, as well as driveway off street parking.

Upon entering the property you will find a welcoming entrance hall, with stairs leading to the first floor landing in addition to two built in storage cupboards. There is also a cloakroom W.C, comprising W.C, wash hand basin and heated towel radiator.

The property boasts a fully fitted kitchen, offering a range of wall and base level units, stainless steel sink and draining board, integrated cooker and hob, with an extractor hood fitted over, door to the rear garden, as well as an impressive lounge/ dining room which extends from the front to the rear of the house and benefits from French doors, seamlessly connecting the dining area to the attractive outside space. There is also a small serving hatch between the kitchen and dining area making a quaint feature within this modern home.

Upstairs you will find three well-proportioned bedrooms, including a built in wardrobe and en suite shower room in the primary bedroom. The internal accommodation is concluded by the family bathroom which comprises W.C, wash hand basin, chrome towel radiator and a bath with a shower over.

Outside, the property offers an attractive rear garden with a patio area for seating and entertaining, plus a step leading up to a raised lawn area. There is also personal door access into the rear of the garage, in addition to an up and over door at the front.

Measurements

Cloakroom W.C - 5'11" x 3'1"

Kitchen - 10'1" x 8'7"

Lounge/ Dining Room - 22'9" max (13'9" min) x 12'7" max (8'5" min)

Bedroom - 12'7" max (10'2" min) x 9'9"

En Suite Shower Room

Bedroom - 9'4" x 8'9"

Bedroom - 9'4" max x 8'9" max

Family Bathroom

Anti-money Laundering and 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. Our compliance partner, Coadjute, 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, C.

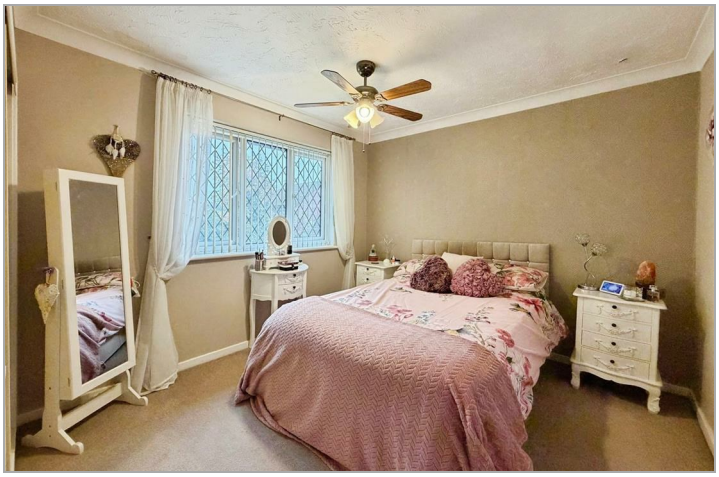
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

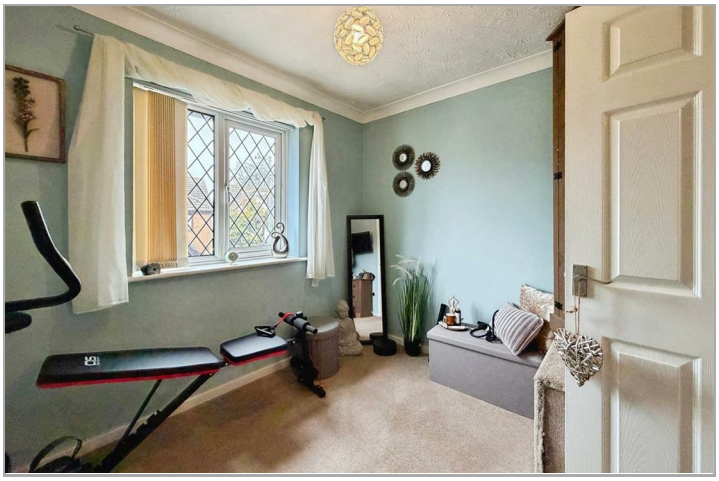
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.













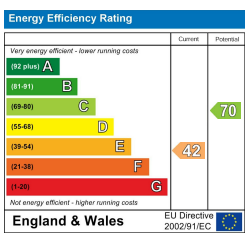


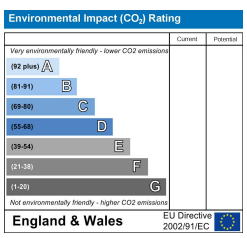


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**