



Covey Way

Lakenheath, IP27

Offers in excess of £300,000

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Description

Molyneux Estate Agents are pleased to offer this detached bungalow found within a sought after position in the village of Lakenheath.

The property is offered with NO ONWARD CHAIN.

The bungalow enjoys gardens front and rear, an adjacent driveway providing ample off street parking, plus a detached brick built garage with power and light connected.

The accommodation is accessed via a welcoming entrance hall, where this a ceiling hatch for access in to the loft space. There is an open plan, L-shaped lounge/ diner, with a window to the front aspect, plus patio doors opening to the rear garden. The dining area is conveniently located beside the kitchen, and includes a range of fitted wall and base units with worktop over. There is an inset sink and drainer with window above looking out to the rear garden, as well as a rear door. The kitchen has space for a cooker, washing machine and fridge freezer, plus a built in cupboard housing the hot water tank.

There are three bedrooms, with the master and second bedroom both including fitted wardrobes, an updated shower room with walk in shower and wash hand basin, plus separate W.C with wash hand basin.

The rear garden is laid predominantly to lawn with some mature hedges, as well as a patio area ideal for a table and chairs. The garage has an up and over metal front door, power and light, and both a window and personal door to the side opening to the rear garden.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge/ Diner (L-shaped) - 20' 7" max x 23' 2" max

Kitchen - 12' x 11' 10" max

Bedroom 1 - 12' 10" x 10' 5"

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

Bedroom 3 - 9' 4" x 7' 8"

Shower Room - 7' 5" x 4' 8"

W.C.

Garage - 18' 2" x 8' 10"

Council Tax Band - C

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 trusted 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.

Molyneux Estate Agents has not tested any fixtures and

Tel: 01842 818282

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.



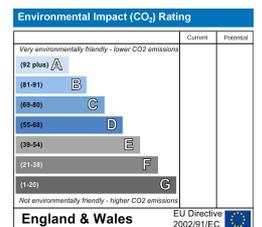
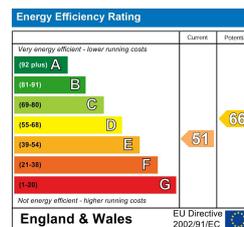


Ground Floor



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

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK