

107 High Street, Lakenheath, Brandon, Suffolk, IP27 9EW

Offers Over £200,000

This spacious THREE BEDROOM detached BUNGALOW is ideally located in the popular village of LAKENHEATH and is offered CHAIN FREE. Recently remodelled by the current owners, the property now provides a more conventional and practical layout, making it an excellent opportunity for DOWNSIZERS, FIRST

TIME BUYERS and INVESTORS alike. Further improvements include a newly constructed entrance porch, attractive Hardie Plank cladding and new front boundary fencing.

The property features a generous living room overlooking the rear garden and a well-appointed, modern kitchen which has been enlarged following the removal of the former en suite, creating a more practical and functional space. There are three bedrooms, with two positioned to the front of the property and a third overlooking the rear garden, all served by a contemporary family bathroom.

Outside, the property benefits from low maintenance front and rear gardens. The rear boundary has been repositioned to create additional parking, now providing off-road parking for three to four vehicles. The front boundary has also been clearly defined with newly installed fencing.

In more detail the accommodation comprises of:
PORCH
Door leading to

HALLWAY

LOUNGE
Window to rear aspect

KITCHEN
Range of wall and base units, space for oven and hob, sink with drainer, window to front and rear aspect

BEDROOM ONE
Window to front aspect, fitted wardrobe

BEDROOM TWO
Window to front aspect

BEDROOM THREE
Window to rear aspect

BATHROOM
Low level wc, wash basin, bath with shower over, window to rear aspect

OUTSIDE
To front: Loose stone and laid to lawn
To rear: Mainly laid to lawn, patio area, loose stone, oil tank and driveway parking for two vehicles and pedestrian access

Tenure: Freehold
Heating: Oil central heating
Parking: Driveway
Windows/doors: UPVC double glazing
Construction Type: Brick & tile
Council Tax: Band B - £1,766.80 (2026/2027)
Drainage: Mains

¦¦Location¦¦

Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctors' surgery, Post office and schooling for primary age. In addition, the popular "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing Football and Cricket clubs. Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with convenient ease.

¦¦Viewing¦¦

By appointment through
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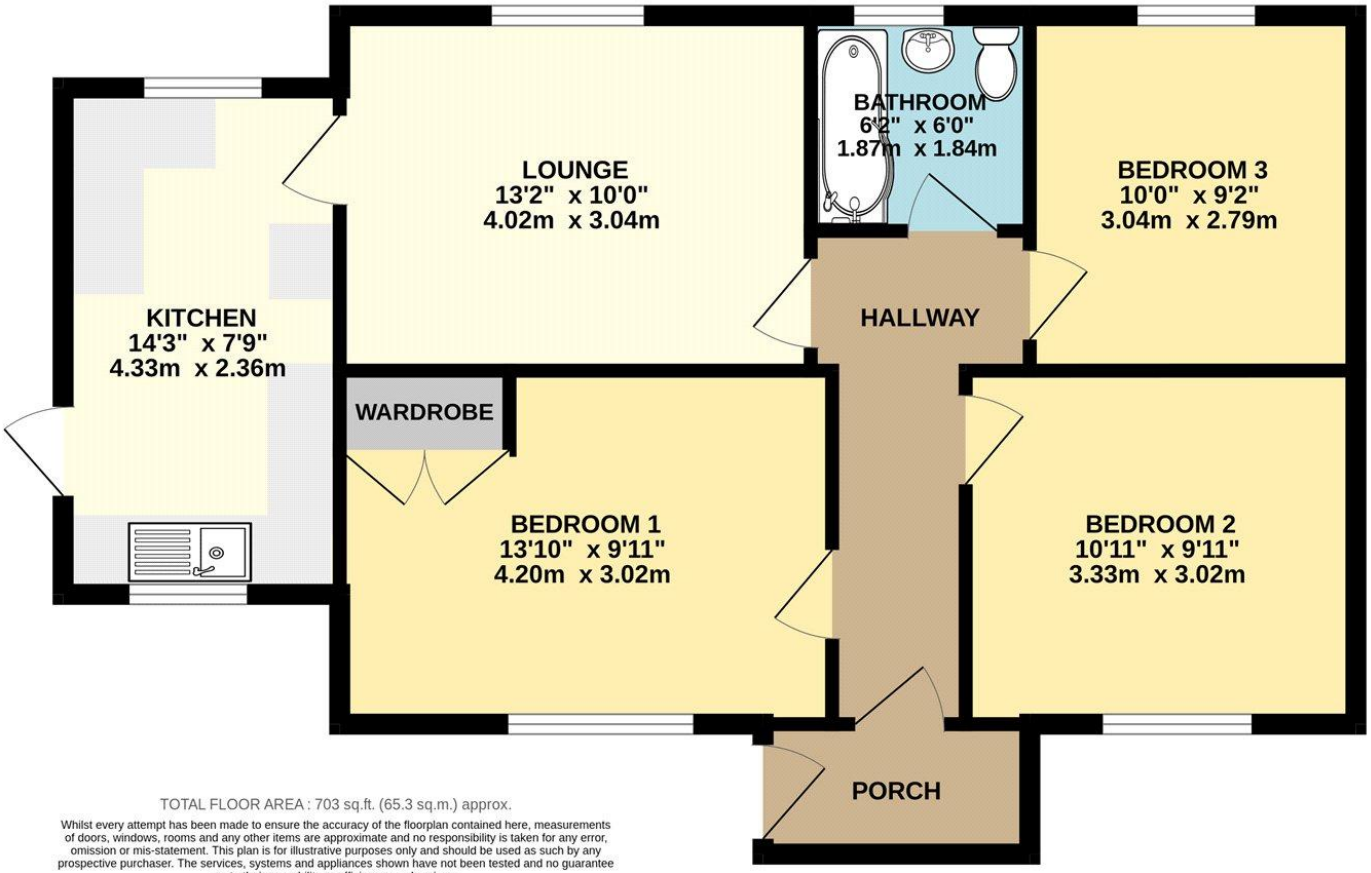
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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