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18 The Mallards, Lakenheath, Brandon, Suffolk, IP27 9DH

Asking Price £260,000

An immaculately presented three-bedroom family home situated in The Mallards, a quiet cul-de-sac within Lakenheath village.

The property features an open-plan lounge/diner with french doors opening to the garden, spacious kitchen with some integrated appliances, downstairs cloakroom, three well-proportioned bedrooms with an en-suite and storage cupboards to the principal bedroom, driveway parking leading to single garage with power and lights, and well maintained garden with side access.

The property is conveniently located close to Lakenheath Pavilion and within easy reach of the village's shops, schools and everyday amenities. Good road connections provide access to surrounding towns and the A11/A14.

In more detail the accommodation comprises of:
HALLWAY
Stairs rising to the first floor, with storage space and a built-in cupboard below. Further built-in storage cupboard beside the front door.

CLOAKROOM
Vanity unit with inset basin, WC, heated towel rail and window to the front aspect.

KITCHEN
A range of wall and base units with worktops over and an inset one-and-a-half-bowl sink. Built-in oven, electric hob with cooker hood above, space and plumbing for a washing machine and dishwasher, and a serving hatch to the dining area. Window overlooking the rear garden and external door opening to the side passage.

LOUNGE/DINER
Open-plan reception space with two ceiling fans, windows to the front aspect and French doors opening onto the rear garden.

LANDING
Access to the loft and built-in airing cupboard.

BEDROOM ONE
Double bedroom with built-in double sliding-door wardrobe, ceiling fan and window overlooking the rear garden.

EN-SUITE
White suite comprising an enclosed shower, pedestal basin, WC and heated towel rail.

BEDROOM TWO
Double bedroom with window to the front aspect.

BEDROOM THREE
Window to the front aspect.

BATHROOM
White suite comprising a bath with shower above, pedestal basin, WC and heated towel rail. Window to the rear aspect.

OUTSIDE
To the front, the property has a shingled garden with established planting and a pathway leading to the covered entrance. A driveway provides off-road parking and leads to the single garage, with gated side access to the rear.
The generous enclosed rear garden is predominantly laid to lawn, with paved seating areas, established borders and a timber storage shed.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Electric heating
Windows/doors: UPVC Double glazing
Council Tax: Band C - £2,019.20 (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
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk







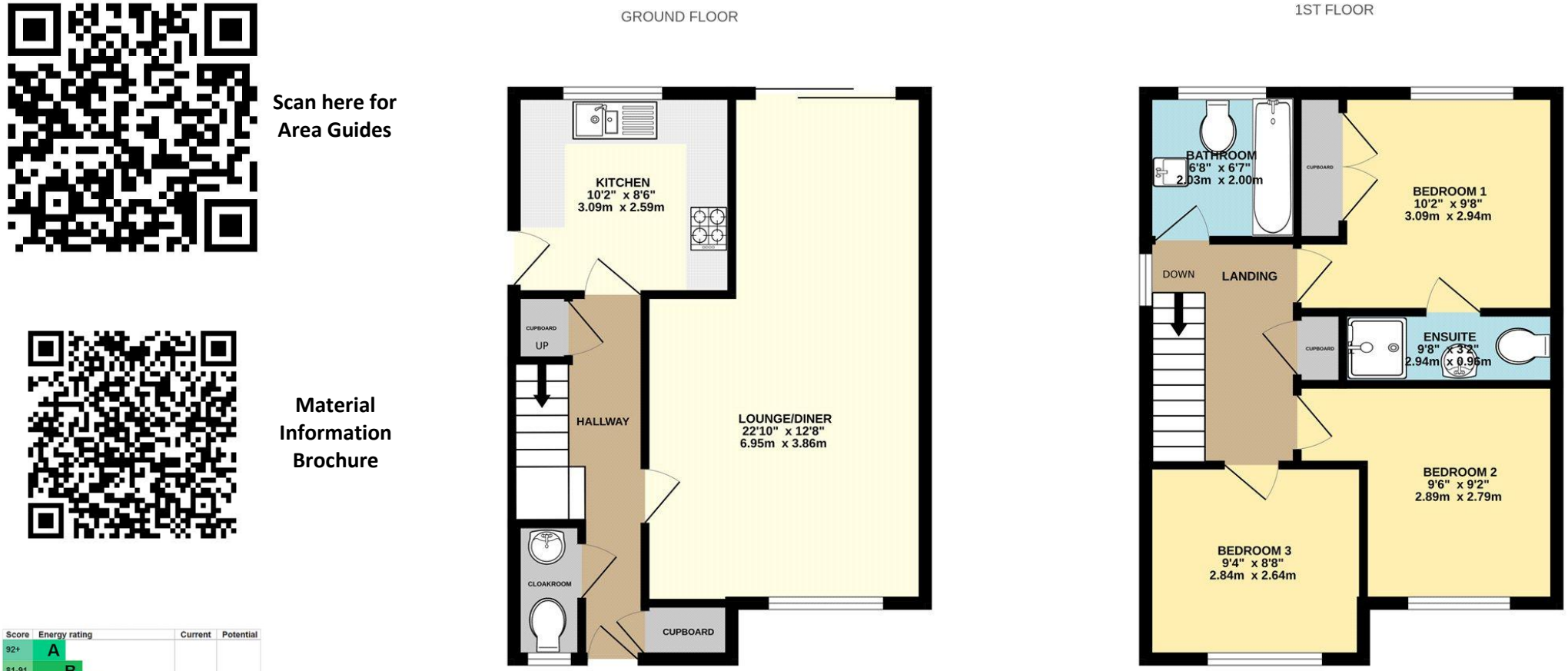




Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

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Material Information Brochure





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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