Balmforth

Estate Agents, Valuers & Letting Agents



52 High Street, Lakenheath, Brandon, Suffolk,
IP27 9DS

Asking Price £430,000

This spacious four bedroom house is located in the centre of Lakenheath village and is within walking distance of the village amenities. The property benefits from spacious accommodation throughout including a kitchen/dining room, lounge, utility room and four double bedrooms.

In more detail the accommodation comprises of:-
ENTRANCE HALL:
Stairs to first floor.

KITCHEN/DINER:
Range of fitted units, built in oven and hob, sink, washing machine and freestanding fridge freezer, window to front.

UTILITY ROOM:
Range of units, space and plumbing for washing machine and dryer, door to rear.

LOUNGE:
Satellite cable, window to front

BEDROOM FOUR/DINING ROOM:
Bay window to side, door to shower room.

EN SUITE/SHOWER ROOM:
Low level wc, pedestal hand basin, double shower cubicle, window to side.

STAIRS/LANDING:
Window to rear, step up to bedroom one and landing.

BEDROOM ONE:
Window to front, tv point.

BATHROOM:
Low level wc, pedestal hand basin, p shape bath with shower over, cupboard, window to front.

BEDROOM TWO:
Window to front.

BEDROOM THREE:
Window to side.

OUTSIDE:
To rear: Off street private parking area.

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

AGENTS NOTE:
1. Stock photos used

¦¦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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BON APPETIT

















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

Scan here for Area Guides





TOTAL FLOOR AREA : 1623 sq.ft. (150.7 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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