

Balmforth

Estate Agents, Valuers & Letting Agents



23 Oak Lane, RAF Lakenheath, Brandon, Suffolk,
IP27 9RJ

Asking Price £290,000

::Accommodation & Amenities::

This superb family home has undergone comprehensive refurbishment by current owners to include new UPVC double glazing with warranty, new internal woodwork including staircase, architrave, skirting boards and doors. In addition the vendors have landscaped both rear, south facing garden, and front garden with brick weave driveway including warranty, providing ample off street parking. As well as it's refurbishment, the property also benefits from three double bedrooms, modern kitchen with some integrated appliances and high quality decoration throughout including LVT flooring. The quality of this home is not to be missed.

In more detail the accommodation comprises of:

PORCH:
With external storage cupboards.

ENTRANCE HALL:
With stairs to first floor and understairs storage cupboard.

CLOAKROOM:
Low level wc and hand basin set in vanity unit. Window to rear.

UTILITY ROOM:
With a range of wall and base units, 'Butler' ceramic sink and door to rear patio.

LOUNGE:
Window to front, open to:-

DINING ROOM:
With French doors to rear patio. Open to:-

KITCHEN:
With a range of wall and base units. Integrated Siemens oven with ceramic hob and extractor over. Inset stainless steel sink with drainer, integrated dishwasher and pantry cupboard. Breakfast bar open to dining room and window to rear.

ON THE FIRST FLOOR:
Airing cupboard, storage cupboard and walk-in cupboard.

PRIMARY BEDROOM:
Built in double wardrobe and window to rear.

BEDROOM TWO:
Built in double wardrobe and window to front.

BEDROOM THREE:
Built in double wardrobe and double aspect windows to front and rear.

BATHROOM:
White suite comprising of low level wc and hand basin set in vanity unit. 'P' shaped bath with shower above. Heated towel rail and mirror with inset lighting.

OUTSIDE:
Brick weave driveway to front providing ample off street parking with picket fence borders and lawn. Storage cupboard to front.
To the rear, the current owners have landscaped the garden to include large patio, raised composite decking and summer house. In addition, there is external sockets, outdoor tap and gravel bed borders.

Tenure: Freehold
Construction type: Brick and tile
Heating: Air source heat pump

Parking: Brickweave driveway with installation warranty until Sept 2025 and product warranty until Sep 2030.

Windows/doors: UPVC double glazing with warranty until 2029

Council Tax: Band B - £1,556.17 annual amount (2023/2024)

EPC: C 69

Water supply: Meter

Drainage: Mains

Flood risk: Zone 1 – Low Risk

EV charging point: No

Electric supply: Standard metered account

Broadband: Superfast 61 mbps download speed

Mobile network: Vodafone, EE, O2, Three

AGENTS NOTES:

1) Vendors of this property have found a property to buy and therefore offer the property with a short chain.

2) Freestanding appliances to be sold as a separate negotiation.

::Location::

Lakenheath has a wide range of amenities including:- shops, local services, public house, church, a national bank, modern doctors surgery and schooling for primary age. In addition the recently opened "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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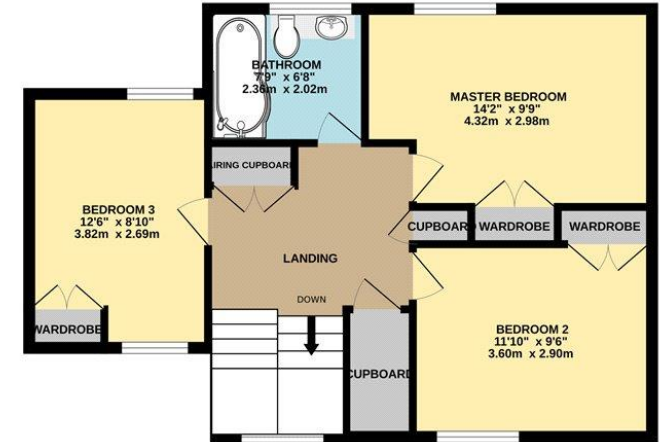


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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
69	85
England, Scotland & Wales	EU Directive 2002/91/EC

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>

DISCLAIMER