



**Earls Field, RAF Lakenheath, Brandon, IP27 9QW**

**welcome to**

## **Earls Field, RAF Lakenheath, Brandon**

VENDOR FOUND! A popular and WELL PRESENTED Lords Walk home near RAF Lakenheath, offering THREE GOOD SIZED BEDROOMS, spacious OPEN-PLAN LIVING and great potential for FAMILIES and INVESTORS alike - viewing is essential!

### **Summary**

Positioned on the ever popular Lords Walk development on the periphery of RAF Lakenheath, this well proportioned three bedroom home offers an excellent opportunity for both owner occupiers & investors alike. With strong & consistent demand from USAF personnel & an estimated rental income of up to £1,450pcm, it also presents an attractive investment opportunity with impressive rental prospects.

Conveniently located with a local shop & takeaway close by, the property also enjoys easy access to Lakenheath village & the market town of Brandon, where you'll find supermarkets, schools & direct rail links to Cambridge & Norwich.

Inside, the accommodation offers the spacious & practical layout that has made these homes so popular. A welcoming entrance hall provides access to a useful downstairs cloakroom & utility room, adding valuable everyday convenience.

The heart of the home is the bright and spacious L-shaped living/dining room, flooded with natural light & offering ample space for both relaxing & entertaining. Flowing seamlessly into the kitchen, the layout creates a sociable environment perfectly suited to modern living.

Upstairs, three well proportioned bedrooms all benefit from built in storage, providing practical family accommodation. A family bathroom completes the first floor.

Outside, the generous rear garden offers plenty of space for outdoor entertaining, family enjoyment or future landscaping, creating a versatile extension of the inside accommodation.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing and built in storage cupboard.

#### **Utility Room**

With inset sink unit with taps over, space and plumbing for washing machine and door leading out to the rear garden.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over and window to rear.

#### **Lounge / Diner**

With dual aspect windows to both the front and rear and door leading out to the rear garden.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space for fridge/freezer, space and point for Range style cooker, space and plumbing for dishwasher, built in boiler cupboard and window to rear.

#### **First Floor Landing**

With built in airing cupboard, further built in storage cupboard and access to the loft space.

#### **Bedroom One**

With built in storage cupboard and window to front.

#### **Bedroom Two**

With built in storage cupboard and window to rear.





### **Bedroom Three**

With built in storage cupboard and window to rear.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and window to rear.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden, a driveway providing plenty of space for off road parking and an external storage shed.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with a paved patio area, garden shed and outside tap.

#### **Agents Note**

Please note that the central heating to this property is served via a warm air heating system. Please contact the Branch for more details.



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welcome to

## Earls Field, RAF Lakenheath, Brandon

- Popular Lords Walk Property
- A Fantastic First Time, Family Home or Investment Buy
- Estimated Rental Income of Up to £1,450pcm
- Three Good Sized Bedrooms
- Spacious & Well Presented Accommodation
- Downstairs Cloak and Utility Rooms
- Generous Enclosed Rear Garden
- Open-Plan L-Shaped Living/Dining Room

Tenure: Freehold EPC Rating: D

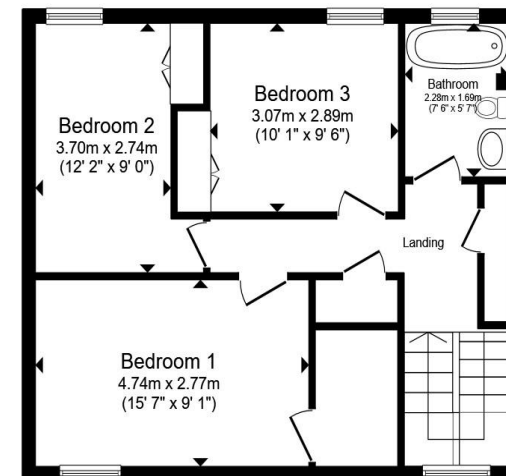
Council Tax Band: B

offers in excess of

**£230,000**



Ground Floor



First Floor

Total floor area 110.4 m<sup>2</sup> (1,188 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRD111327 - 0003

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