



Old Bury Road

Lackford

Guide Price £535,000

LACY SCOTT
& KNIGHT

est. 1869

Lavenders

Old Bury Road | Lackford | Bury St. Edmunds | IP28 6HR

Bury St. Edmunds 7 miles, Thetford 12 miles, Cambridge 26 miles

An extended five bed roomed semi-detached house located within the popular village of Lackford

Entrance Hall | Sitting Room | Kitchen/Dining Room | Utility Room | Ground Floor Bedroom and Shower Room | 4 First Floor Bedrooms | Family Bathroom | Large Rear Garden | Ample Off Road Parking

Lavenders

Lavenders boasts ample accommodation including a 20 sq.ft kitchen/dining room. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility room and a ground floor bedroom and shower room. Upstairs you will find an additional four bedrooms and a family bathroom. The house benefits from a south facing position.

Outside

The rear garden is predominantly laid to lawn with a patio area and side gate providing access to the front of the property. The front of the property is laid to shingle with a grass area providing ample off-road parking.

Location

Lackford is a small, picturesque village and is home to the beautiful Lackford Lakes and Wildlife reserve. The market town of Bury St. Edmunds is located only 7 miles away. Bury St. Edmunds is located at the heart of East Anglia and offers extensive schooling in both the public and private sectors and a wide range of shopping facilities and amenities including health



clubs, swimming pools and golf clubs. Cambridge is approximately 28 miles away and Stowmarket some 12 miles away which offers a fast and regular mainline train service to London Liverpool Street taking approximately 85 minutes. For the road commuter there is excellent access to the A14, A11(M11) and A1.

Property Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: West Suffolk Council. Council Tax Band B.

Tenure: Freehold.

Broadband: Superfast predicted download speed 80 Mbps and predicted upload speed 20 Mbps.

Mobile Signal/Coverage: Limited cover only with O2 and Vodafone.

(All information taken from the Ofcom website).

Directions

Leave Bury St Edmunds on the A1101 Mildenhall Road and proceed through the villages of Hengrave and Flempton. Once you have arrived in Lackford turn right onto Old Bury Road where the property will be found on your left-hand side denoted by the Lacy Scott & Knight for sale board.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

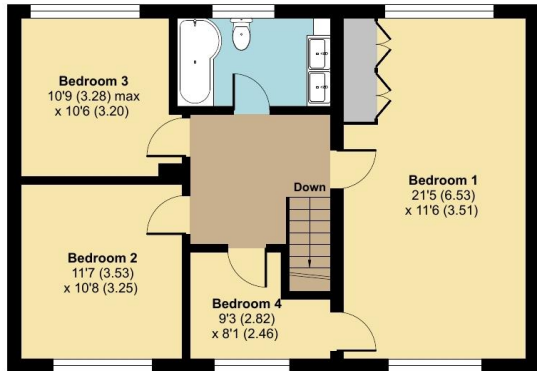
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- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
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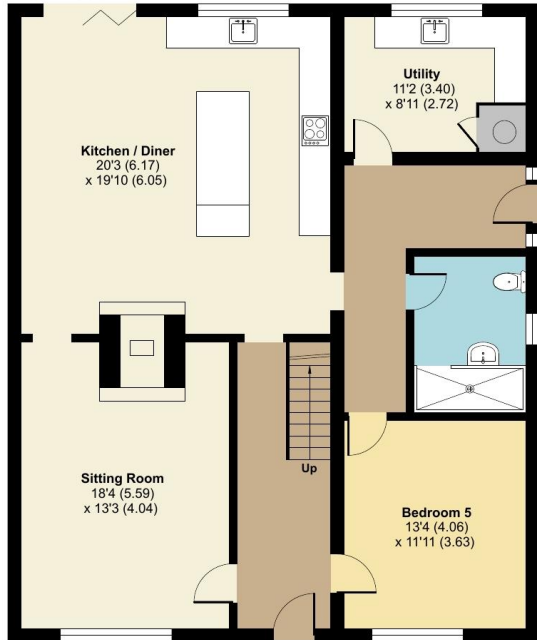
Old Bury Road, Lackford, Bury St. Edmunds, IP28

Approximate Area = 1972 sq ft / 183.2 sq m

For identification only - Not to scale

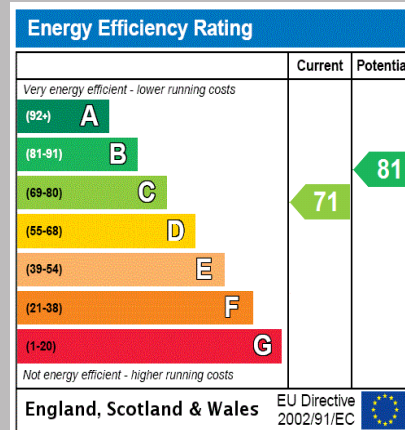


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Lacy Scott & Knight. REF: 1219552



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