



Lawsons
ESTATE AGENTS

15 Lancaster Close, Methwold

Guide Price £300,000 – £325,000

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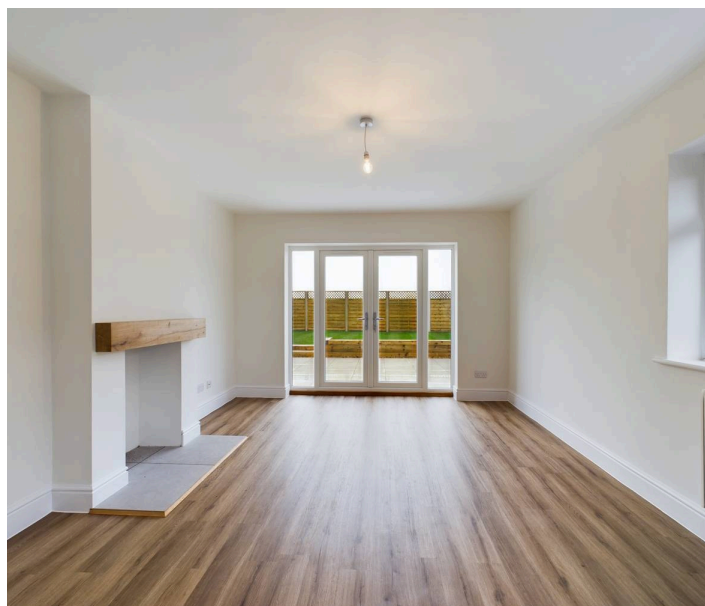
Methwold, IP26 4NZ

Nestled in a quiet cul-de-sac, we are thrilled to present this charming 3 bedroom detached bungalow that has been fully refurbished to perfection! Boasting a southerly facing rear garden with a spacious patio area, this property is a sun-worshipper's dream. Step inside to discover new modern digital oil electric radiators, a refitted kitchen with integrated appliances, and a sleek shower room with a walk-in shower. Situated in a popular village location close to local amenities, this bungalow is perfect for those seeking both comfort and convenience. With a driveway offering parking for several vehicles and being chain-free, this delightful property is ready to welcome its new owners!

Step outside and be captivated by the tranquillity and space this property offers. A gravel driveway leads to the front door, while the well-maintained garden features various flower and shrub beds. The rear garden delights with a large patio, a lush lawn, and external lighting. With ample parking and a peaceful setting backing onto fields, this bungalow is an opportunity not to be missed. Don't let this gem slip away – book your viewing today and make this house your new home sweet home!

Council Tax band: B

Tenure: Freehold





Hallway

Half obscure glazed UPVC entrance door, LVT wood effect flooring, access to loft hatch, electric radiator, doors to;

Lounge

16' 1" x 11' 10" (4.91m x 3.61m)

Bright and spacious dual aspect lounge with double glazed window to side and double glazed French doors with full height side light windows to rear, feature fireplace with tiled hearth and wooden mantle, LVT wood effect flooring, electric radiator.

Kitchen

12' 10" x 8' 2" (3.92m x 2.49m)

Dual aspect kitchen with double glazed window to side and rear, fully glazed UPVC door to garden, fitted with the range of base and wall mounted units wood effect worksurface with matching up stands, inset stainless steel one and a half bowl single drainer sink unit with mixer taps, Built-in oven, ceramic hob and matching extractor hood over, integrated upright fridge freezer, integrated washer dryer and integrated dishwasher, recessed spotlights, electric radiator, LVT wooden effect flooring.

Bedroom 1

11' 11" x 11' 11" (3.63m x 3.62m)

Two double glaze windows to front, electric radiator, carpet flooring.

Bedroom 2

8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to front, electric radiator, carpet flooring.

Bedroom 3

11' 11" x 7' 5" (3.63m x 2.25m)

Double glazed window to side, electric radiator, carpet flooring.



Shower Room

9' 7" x 4' 10" (2.93m x 1.48m)

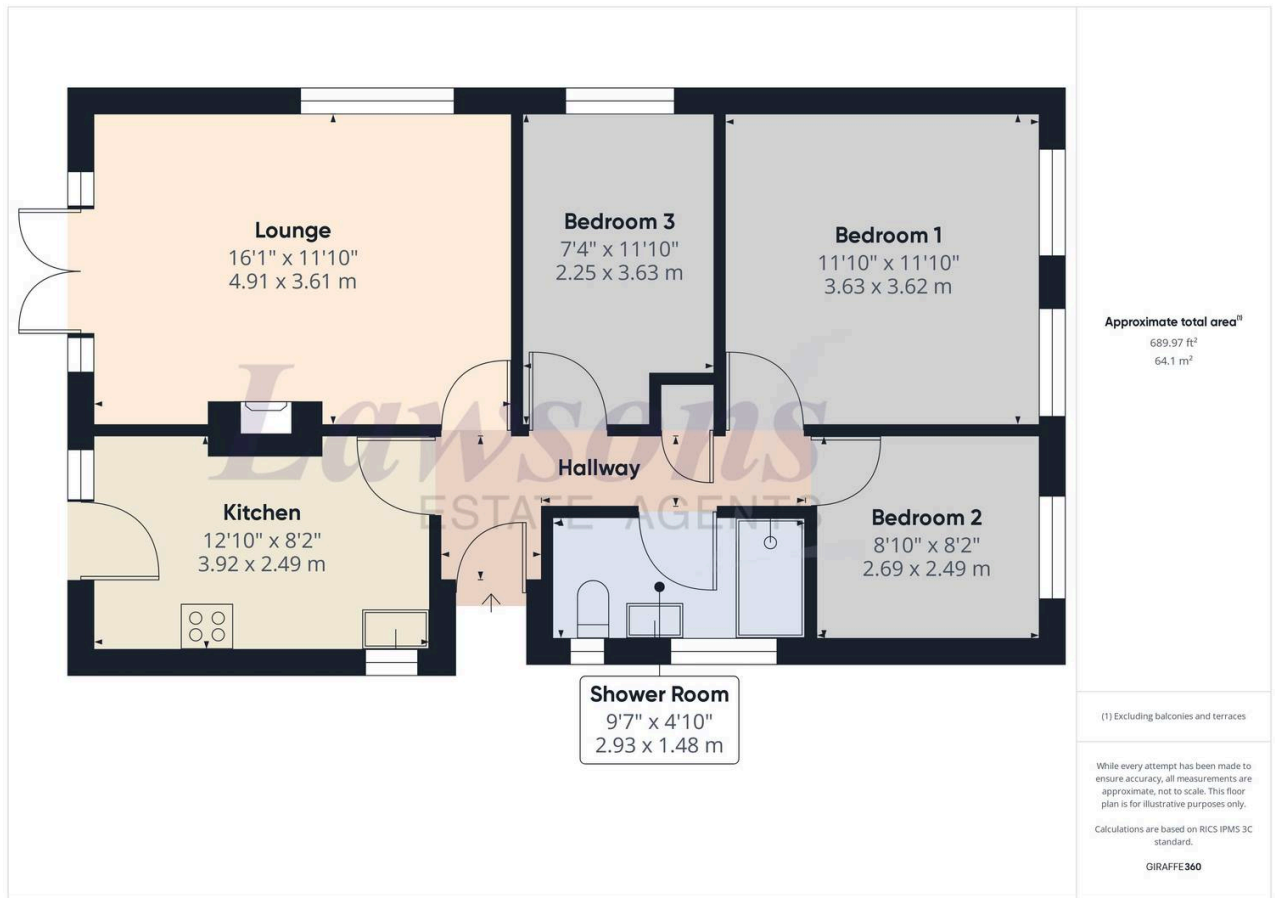
Refitted modern white suite comprising; concealed cistern low level WC, vanity sink unit with cupboards under, walk-in shower with glazed screen, complementary wall tiling, electric towel radiator, recessed spotlights, LVT wooden effect flooring, two double glazed windows to side.

Front Garden

There is a gravel driveway providing parking for several vehicles and leading to the front door, various flower and shrub beds, footpath leading around to the side of the bungalow, fenced to the front and both sides, outside tap, timber gate providing access to the rear garden.

Rear Garden

There is a large patio to the immediate rear of the property, small timber retaining wall with steps to the lawn, fenced to both sides and rear, external lighting, gravel area.



Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

34 King St, Thetford - IP24 2AP

01842 755422 - sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

