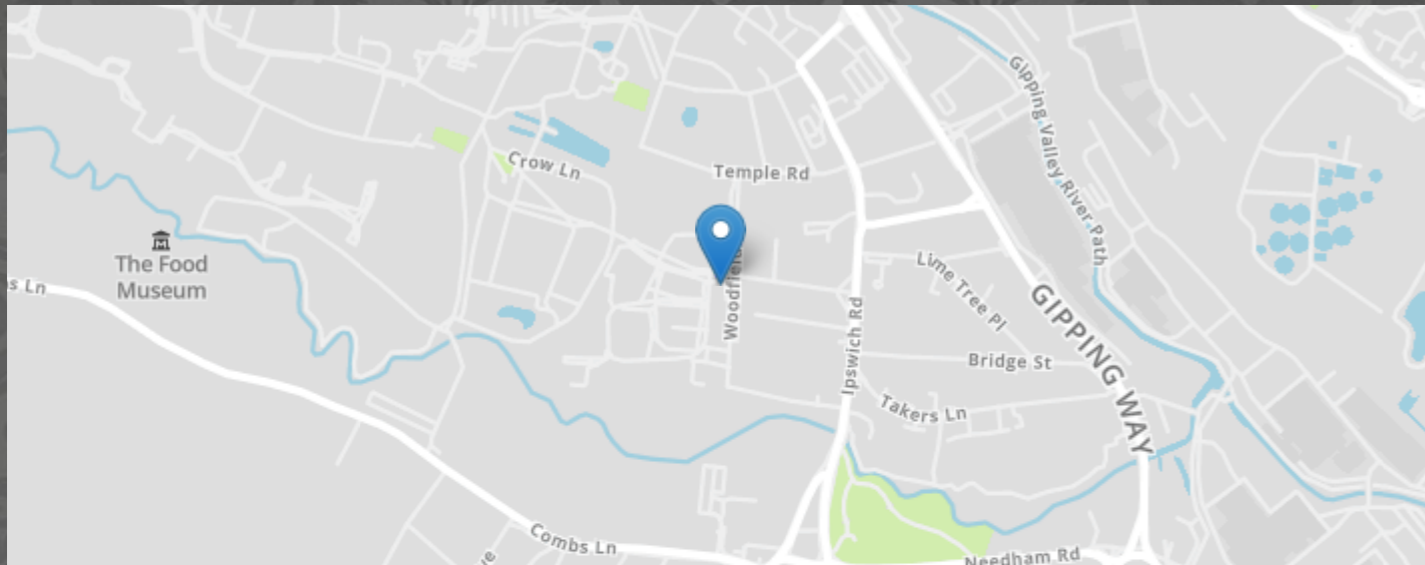


Lockington Road, Stowmarket



MARKS & MANN



- DETACHED
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- CONSERVATORY
- GENEROUS SIZE GARDEN
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- EXTENDED PORCH AREA



Lockington Road, Stowmarket

Marks and Mann are pleased to bring to market this well presented FOUR BEDROOM DETACHED house with integrated garage and large newly paved driveway. Offering three double bedrooms and one single, primary bedroom with en-suite, extended front porch, large living/dining room, fully integrated kitchen, downstairs cloakroom with potential to add shower and beautifully large rear garden with views of the church.

MARKS & MANN

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£500,000 Guide Price

Lockington Road, Stowmarket

Living Room

3.79m x 7.25m (12' 5" x 23' 9") A very large living/dining area with a good size bay window overlooking the front of the property. The living area has carpet throughout with ceiling spotlights and a featured electric fireplace. Double French doors lead into the conservatory area.

Conservatory

3.79m x 3.03m (12' 5" x 9' 11") Dual aspect views to the garden, the conservatory features large floor tiles and provides plenty of natural light.

Kitchen

4.13m x 3.01m (13' 7" x 9' 11") Modern kitchen with real oak wood worktops, Moduleo LVT flooring and spotlights throughout. The kitchen is spacious and overlooks the large garden, there are featured wall tiles and made to measure blinds.

WC

Large ground floor cloakroom with WC and wash basin, this could be converted into a shower room. This features tiled flooring and has partly tiled walls.

Main Bedroom

3.66m x 5.33m (12' 0" x 17' 6") A generously sized double bedroom with en-suite to include walk in shower and wash basin. There is a double glazed window overlooking the rear garden with church views. This room has neutral décor and carpet, the en-suite has floor to ceiling tiles and modern tiled flooring.

Bedroom Two

3.64m x 3.66m (11' 11" x 12' 0") A generous size double bedroom, bay window overlooking the front of the property.

Bedroom Three

2.45m x 4.05m (8' 0" x 13' 3") A good size double bedroom, double glazed window overlooking the rear garden, space for wardrobes and desk.

Bedroom Four

2.07m x 2.27m (6' 9" x 7' 5") A single bedroom which would work well as an at home study or nursery.

Bathroom

2.26m x 2.56m (7' 5" x 8' 5") Fitted with a three piece suite including bath with overhead shower, WC and wash basin. Modern slate effect floor tiles and partly tiled walls.

Loft

Fully insulated with part boarding and loft ladder, potential to convert up pending planning permission.

Outside

Front;

Large newly paved driveway to fit up to five cars, single garage, side gate access to the garden and well presented entrance.

Rear;

Large rear garden with mostly laid to lawn areas, established shrubs and trees with a patio area for seating. Fully enclosed and private.

Important information

Tenure – Freehold

Services – We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - E

EPC rating - TBC

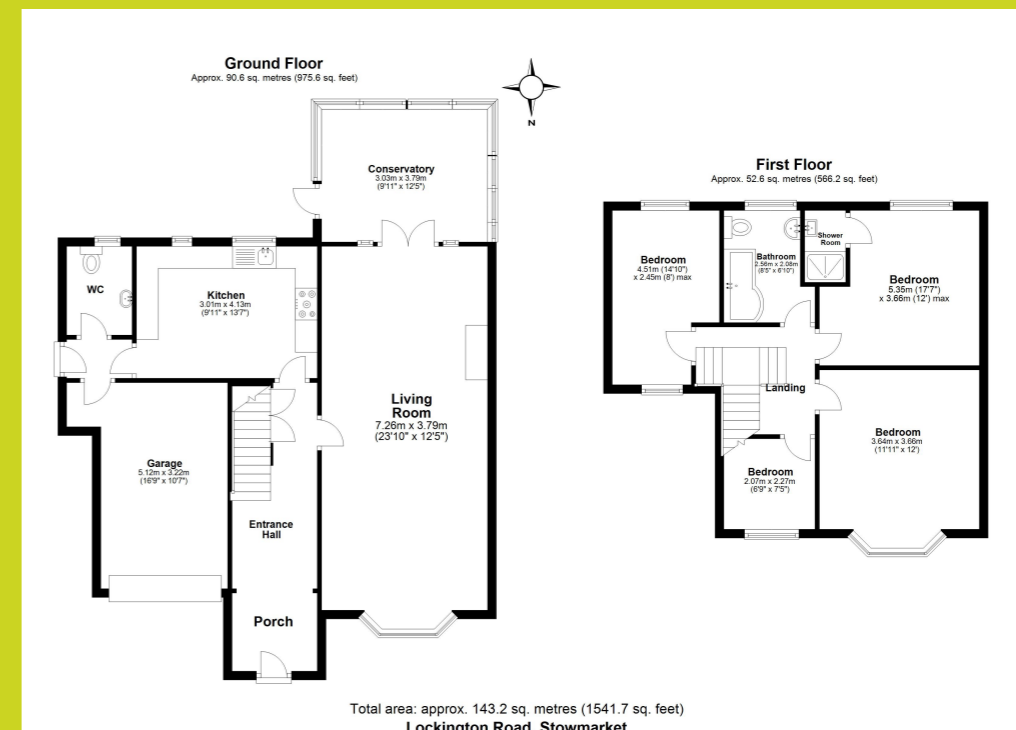
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Lockington Road, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

