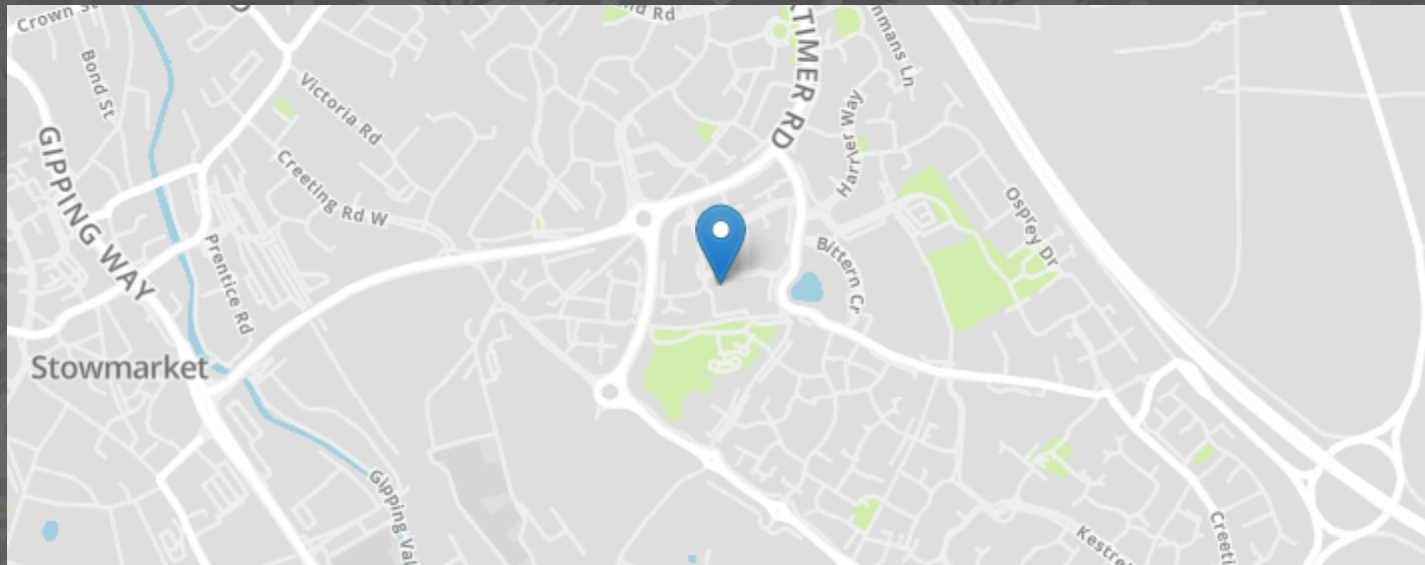


Lapwing Grove, Stowmarket



- **THREE BED DETACHED HOUSE**
- **DIRECTLY NEXT TO A PLAY AREA**
- **EN-SUITE TO BEDROOM ONE**
- **ACCESS TO A14 AND A12**
- **DOUBLE GLAZING THROUGHOUT**
- **LANDSCAPED GARDEN**
- **GROUND FLOOR W/C**
- **CLOSE TO LOCAL AMENITIES**
- **DIRECT TRAIN FROM STOWMARKET TO LIVERPOOL STATION**
- **GAS CENTRAL HEATING**

MARKS & MANN

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MARKS & MANN



Lapwing Grove, Stowmarket

Offered for sale is this DETACHED THREE BEDROOM property with OFF ROAD PARKING and a private, enclosed garden. The home comprises of a spacious living room, dining room, a modern kitchen, three bedrooms, one with an en-suite, a family bathroom, garden play room and single garage. Located directly next to a park with two play areas in the popular market town of Stowmarket it has access to a range of local amenities as well as travel links to London including the direct line to London and access to the A14 and A12.

£280,000 Offers in Excess of

Lapwing Grove, Stowmarket

Lapwing Grove, Stowmarket

GROUND FLOOR

Hallway

Skimmed ceiling, overhead lighting, under stair storage containing solar panel box, wood effect flooring.

W/C

Skimmed ceiling, spotlighting, radiator and wood effect flooring.

Lounge

4.72m x 4.25m (15' 6" x 13' 11")
Skimmed ceiling, overhead lighting, front and side aspect UPVC double glazed windows, two radiators and carpeted flooring.

Dining Room

4.03m x 2.84m (13' 3" x 9' 4")
Skimmed ceiling, overhead lighting, side aspect UPVC double glazed French doors, radiator, carpeted stairs leading to first floor and wood effect flooring.

Kitchen

2.65m x 2.27m (8' 8" x 7' 5")
Skimmed ceiling, spotlighting, front aspect UPVC double glazed window and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, fridge freezer, electric oven, gas hob, extraction unit and dishwasher, space for a washing machine.

FIRST FLOOR

Landing

Skimmed ceiling, overhead lighting, loft access hatch, airing cupboard and carpeted flooring.

Bedroom One

4.06m x 3.56m (13' 4" x 11' 8")
Skimmed ceiling, overhead lighting, front and side aspect UPVC double glazed window, radiator, built in wardrobes and carpeted flooring.

En-Suite

Three piece en-suite with skimmed ceiling, spotlighting, radiator and wood effect flooring.

Bedroom Two

3.40m x 2.66m (11' 2" x 8' 9")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window radiator and wood effect flooring.

Bedroom Three

2.90m x 1.97m (9' 6" x 6' 6")
Skimmed ceiling with cotton cloud effect, overhead lighting, side aspect UPVC double glazed window, radiator and wooden flooring.

Bathroom

2.26m x 1.70m (7' 5" x 5' 7")
Three piece family bathroom with skimmed ceiling, spotlighting, front aspect UPVC double glazed obscured window, radiator and wood effect flooring.

OUTSIDE

Side Garden

Landscaped, enclosed side garden with a patio area, lawn, external tap, garden gate leading to driveway, garage, playroom and a wooden summerhouse currently used as an office.

Play Room

4.41m x 2.37m (14' 6" x 7' 9")
Skimmed ceiling, overhead lighting, side aspect UPVC double glazed window, electric heater and wood effect flooring.

Garage

6.29m x 2.65m (20' 8" x 8' 8")
Single garage with vaulted ceiling, rafters, electric, lighting, an up and over garage door and built in storage.

Driveway

Off road parking for one vehicle.

ADDITIONAL INFORMATION

Important Information

Tenure - Freehold
Services - We understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band - C
EPC Rating - C
Our Ref: SM

Location

Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street station and fast access to the A14.

Directions

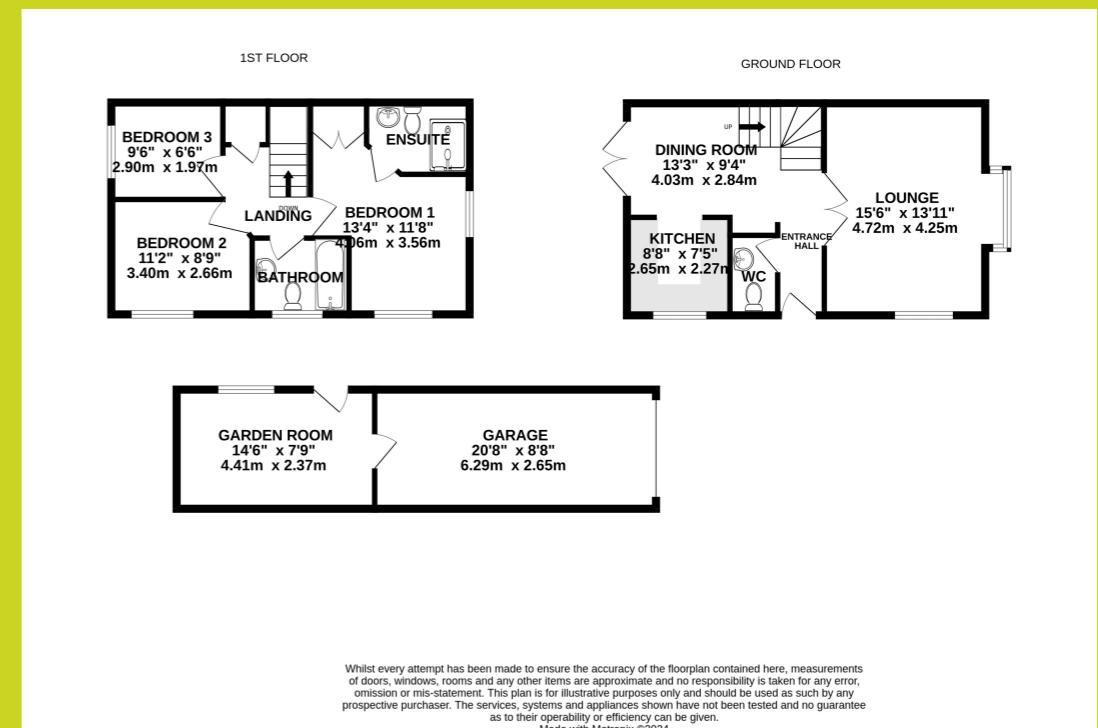
Using a Satnav, please use IP14 5GQ as the point of destination.

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.



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

