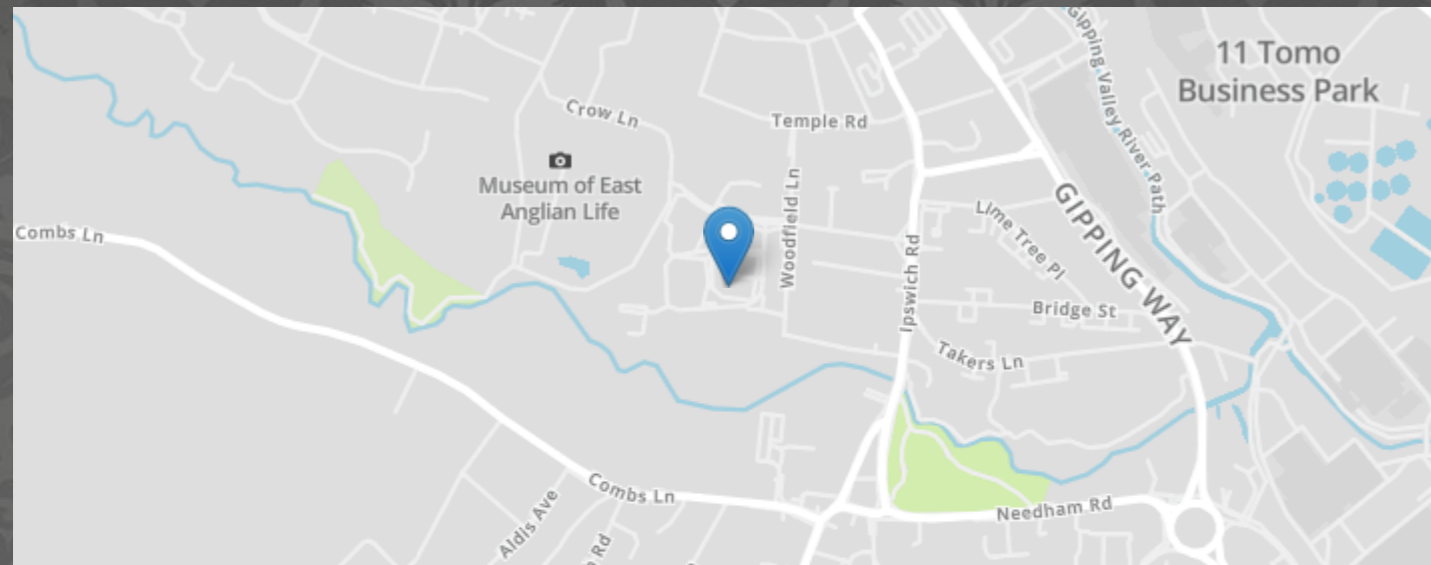


Lockington Crescent, Stowmarket



- IN NEED OF FURTHER IMPROVEMENT
- EXTENDED DETACHED THREE-BEDROOM HOUSE
- KITCHEN AND UTILITY ROOM
- GARAGE AND DRIVEWAY.
- SEALED UNIT DOUBLE GLAZING AND NIGHT STORAGE HEATING
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM AND FIRST FLOOR BATHROOM
- GOOD SIZE GARDENS
- POPULAR LOCATION

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MARKS & MANN



Lockington Crescent, Stowmarket

An extended detached three-bedroom house arranged to provide spacious living accommodation including entrance hall, sitting room, dining room, study, kitchen, utility room, ground floor cloakroom and a first-floor bathroom together a single garage, workshop and driveway all occupying good size gardens and situated on this extremely popular road a short distance from the town centre.

Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town 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 trunk road.

The property benefits from mainly sealed unit double glazing and electric night storage heating.

The accommodation is as follows;

£300,000 Offers in Excess of

Lockington Crescent, Stowmarket

Ground Floor

Entrance Hall

1.80m x 3.65m (5' 11" x 12' 0")
Double glazed door and window to front. Doors to sitting room, kitchen and ground floor cloakroom. Staircase to first floor. Cupboard housing warm air central heating boiler (not in use) Understairs storage cupboard. Night storage heater.

Sitting Room

3.62m x 4.11m (11' 11" x 13' 6")
Double glazed picture window to side. Door to study. Multi-fuel burning stove. Night storage heater.

Study

2.89m x 3.22m (9' 6" x 10' 7")
Double glazed window to rear. Doors to kitchen and dining room.

Dining Room

2.80m x 3.54m (9' 2" x 11' 7")
Double glazed door and windows to side and rear. Door to utility room. Night storage heater.

Kitchen

2.54m x 3.22m (8' 4" x 10' 7")
Double glazed window to front. Door to utility room. Range of work surfaces with cupboards and drawers under. Inset sink. Space for electric oven with extractor over. Space and plumbing for dishwasher. Space for fridge. Range of wall mounted storage cupboard. Part tiled walls.

Utility Room

2.48m x 3.54m (8' 2" x 11' 7")
Double glazed windows to front and side. Door to front. Range of work surfaces with cupboards under. Inset sink. Space and plumbing for washing machine, tumble dryer and freezer. Range of wall mounted storage cupboards. One full height storage cupboard. Part tiled walls. Night storage heater.

Ground Floor Cloak Room

Double glazed window to side. Low level W.C. Wall mounted wash basin.

First Floor

Landing

Double glazed window to front. Doors to bedrooms and bathroom. Shelved airing cupboard. Access to roof space.

Bedroom One

3.02m x 3.79m (9' 11" x 12' 5")
Double glazed window to side. Built in double wardrobe. Night storage heater.

Bedroom Two

3.21m x 3.29m (10' 6" x 10' 10")
Double glazed window to side. Built in Cupboard. Night storage heater.

Bedroom Three

3.42m x 2.71m (11' 3" x 8' 11")
Double glazed window to side. Night storage heater.

Bathroom

1.66m x 2.11m (5' 5" x 6' 11")
Double glazed window to side. Low level W.C. Pedestal wash basin. Panelled bath. Electric towel rail.

Outside

Garage & Driveway

Attached single garage with up and over door and personnel door and window to side. The garage is approached via a driveway providing off road parking for one vehicle. Attached to the rear of the garage is a brick extension with window and door to garden formerly used as an office.

Gardens

The property sits nicely back from the road withing good size gardens which surround the property on three sides comprising a paved terrace between the house and garage with flowering and shrub borders and areas of lawn to the front and right side of the property with mature flowering and shrub borders and a mature tree all bounded by a mixture of natural hedge and fencing.

Lockington Crescent, Stowmarket

Additional Information

Disclaimer

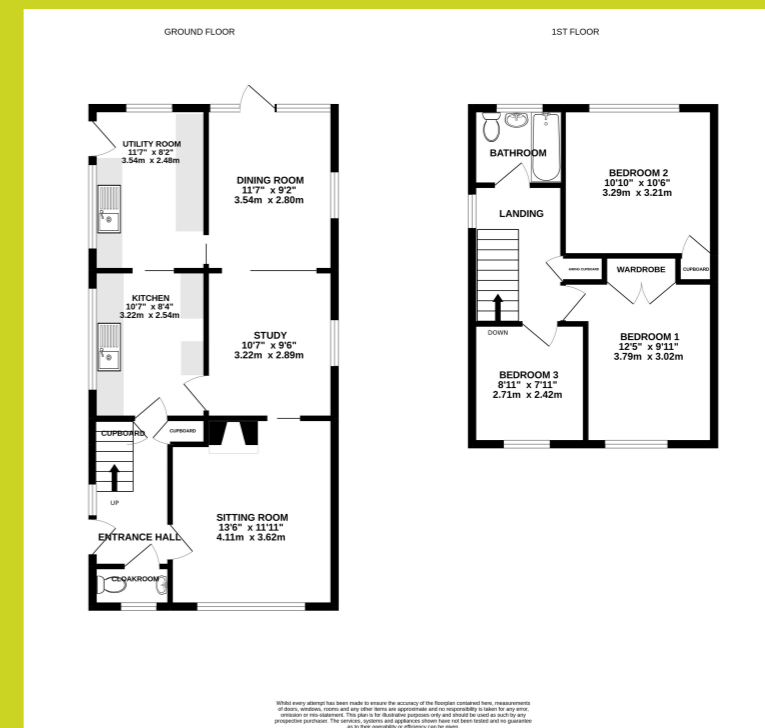
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council Tax Band

At the time of instruction, the council tax band for this property is band D.



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

