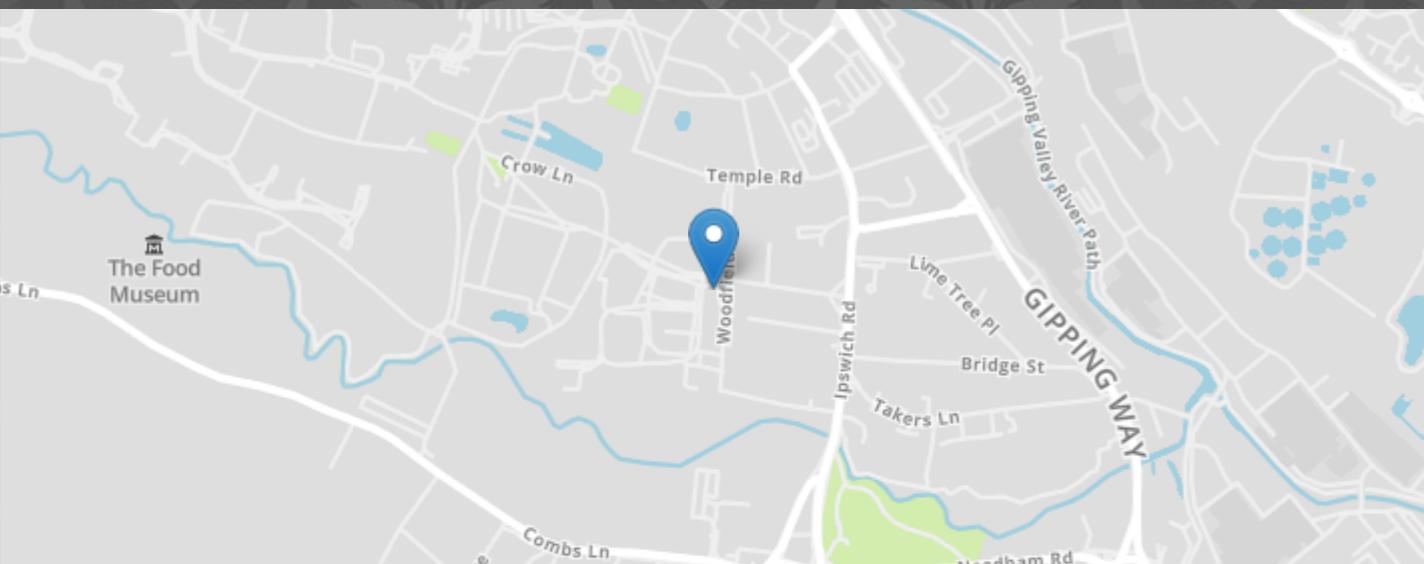


Lockington Road, Stowmarket



- DETACHED
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- CONSERVATORY

- GENEROUS SIZE GARDEN
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- EXTENDED PORCH AREA

MARKS & MANN



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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£475,000 Guide Price

Lockington Road, Stowmarket

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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

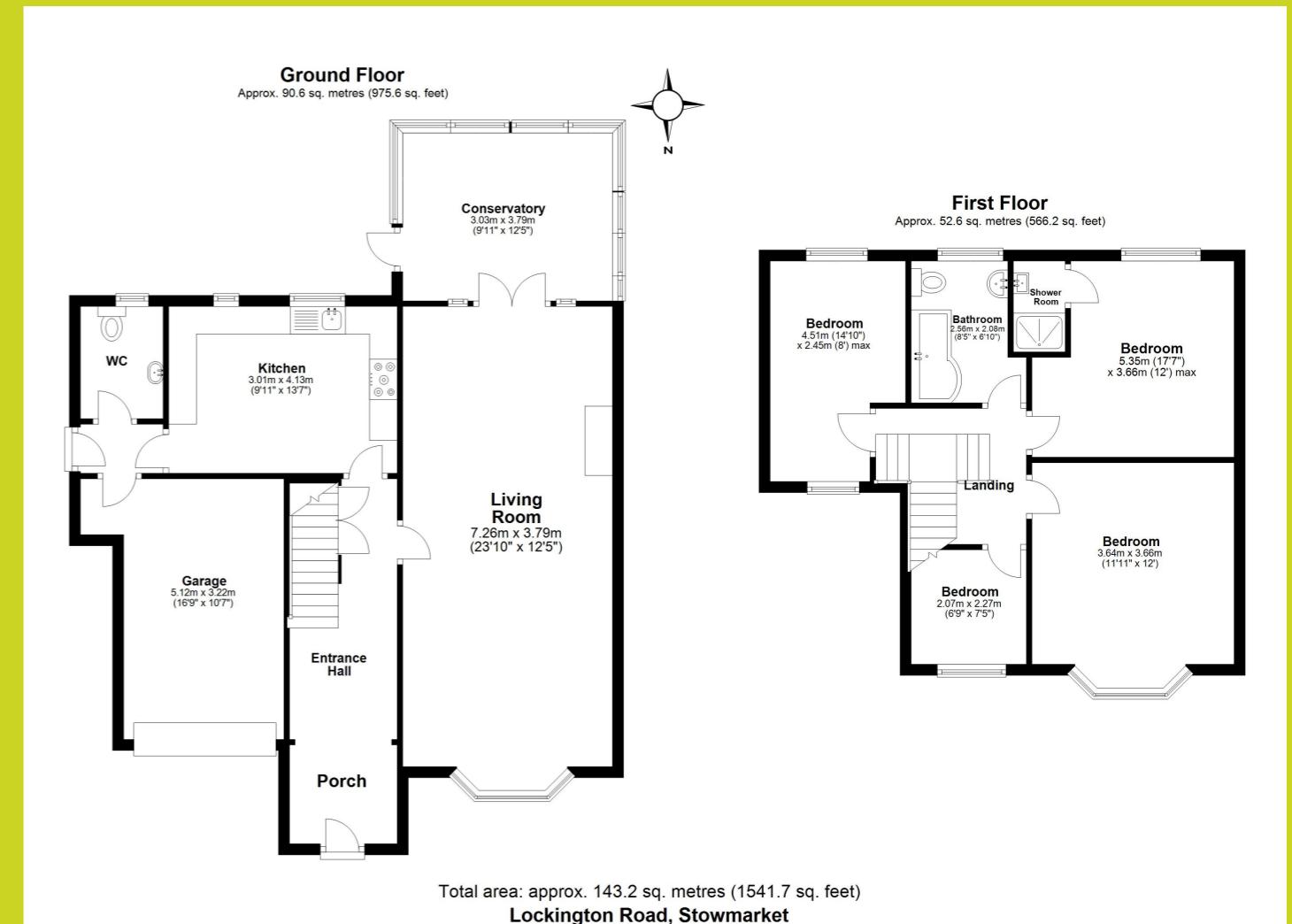
3.64m x 3.66m (11' 11" x 12' 0") A generous size double bedroom, bay window overlooking the front of the property.

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	67
EU Directive 2002/91/EC			