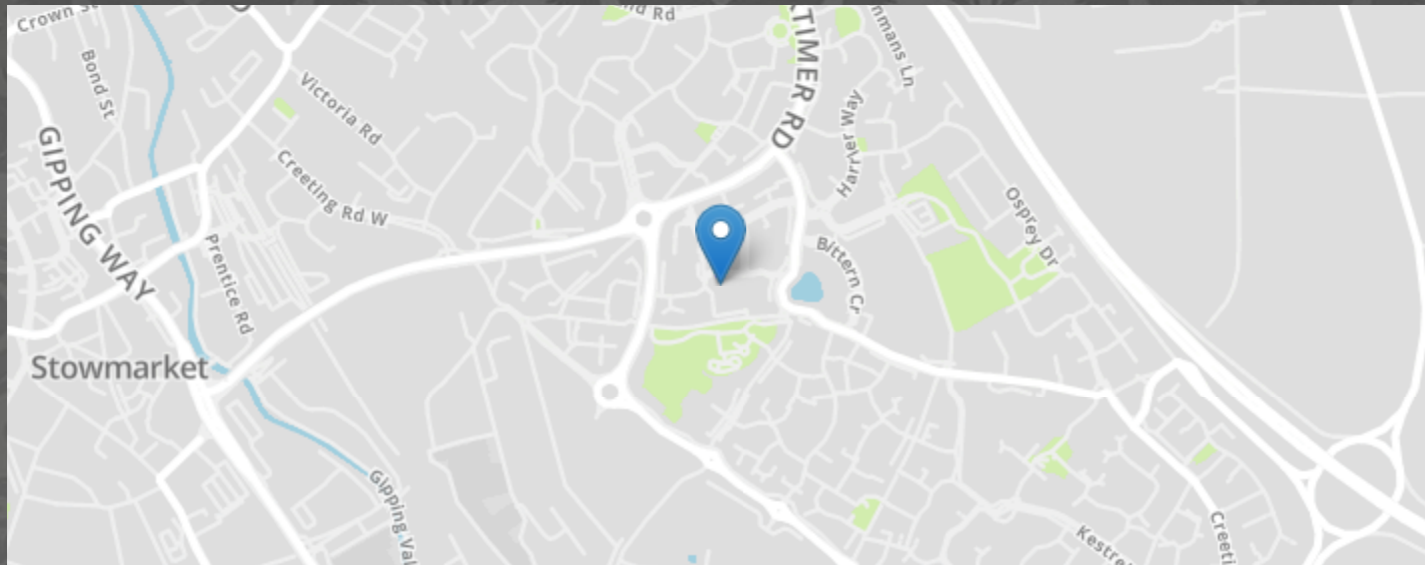


## Lapwing Grove, Stowmarket



- HOME OFFICE IN THE GARDEN
- CLOAKROOM
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- LOUNGE & DINING AREA
- ALLOCATED PARKING
- DOUBLE GLAZED WINDOWS & DOORS

# MARKS & MANN

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# MARKS & MANN



## Lapwing Grove, Stowmarket

Situated in the popular Cedars Park Development is this well presented two bedroom home. The accommodation comprises of entrance hallway, ground floor cloakroom, kitchen, lounge/diner, two first floor bedrooms along with a family bathroom. The property has double glazed windows throughout and gas heating via radiators with a wall mounted boiler situated in the kitchen. The property benefits further from allocated off road car parking. The rear garden is well kept and is mainly laid to lawn with a detached office with plants and shrubs along with a patio area. There is also outside lighting and tap, Rear gate to leading to allocated off road car parking.

Early viewing is highly recommended!

**£220,000 Offers in Excess of**

# Lapwing Grove, Stowmarket

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## Front

Path to front door with stone area.

## Entrance Hall

Stairs to first floor, Radiator.

## Cloakroom

Low level W.C. Pedestal hand wash basin, Part tiled, Spot light, Extractor fan, Radiator.

## Lounge/Diner

3.89m x 4.91m (12' 9" x 16' 1") Two full length double glazed windows to rear, French double glazed windows to rear. Coving, Under stairs cupboard, Two radiators.

## Kitchen

1.84m x 3.05m (6' 0" x 10' 0") Double glazed window to front, Range of eye level units and range of base units with cupboards and drawers. Laminate worktops. Fitted electric double oven and gas hob with extractor hood over. Vinyl style flooring. Ceramic one and a half single drainer sink unit with mixer tap over. Space for fridge/freezer, Plumbing for washing machine and dishwasher, Spot lights.

## Landing

Coving, Loft access.

## Bedroom One

2.61m x 3.89m (8' 7" x 12' 9") Double glazed window to rear, Radiator.

## Bedroom Two

2.53m x 3.97m (8' 4" x 13' 0") Double glazed window to front, Airing cupboard with shelving, Radiator.

## Bathroom

Bath with mixer tap and shower attachment, Pedestal hand wash basin, Part tiled, Spot lights, extractor fan, Separate sower cubicle, Low level W.C.

## Rear Garden

Mostly laid to lawn, Patio area, Outside tap, Stone area, Electric outside socket, Rear gate.

## Garden Office

1.91m x 2.79m (6' 3" x 9' 2") Full length double glazed window to side, double glazed door to front, Metal insulated roof, UVPC fascia, Electric heater, Laminate style flooring.

## Disclaimer

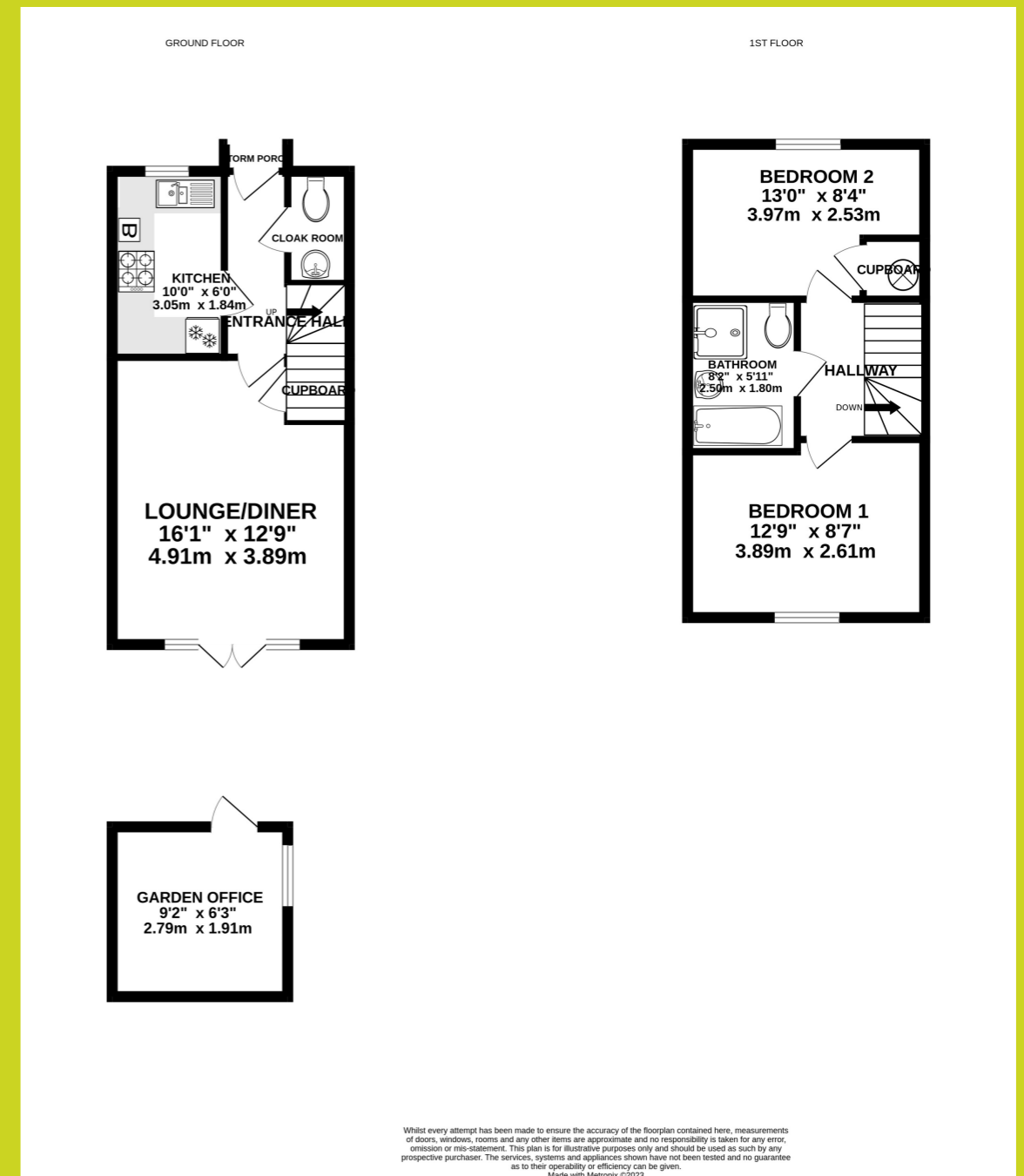
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## Money Laundering Regulations

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 B.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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

