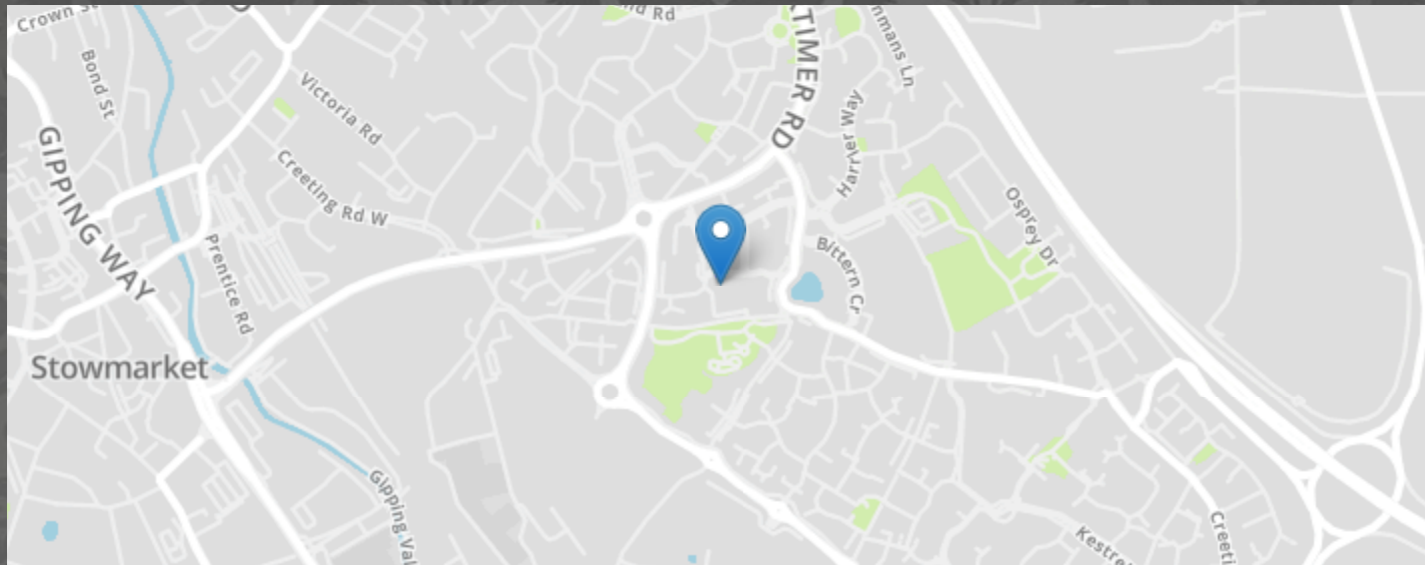


## Lapwing Grove, Stowmarket



# MARKS & MANN



- DETACHED
- ENCLOSED REAR GARDEN
- EN-SUITE AND FAMILY BATHROOM

- DETACHED GARAGE AND DRIVEWAY
- CLOSE TO STOWMARKET TOWN CENTRE & TRAIN STATION
- KITCHEN/DINER



## Lapwing Grove, Stowmarket

Welcoming to market this well presented THREE BEDROOM DETACHED house with single garage and driveway. The property has a long length reception area and kitchen/diner, WC, two double bedrooms and one single, family bathroom, en-suite and walk in wardrobe in the main bedroom. The garden is mostly laid to lawn with patio area, front garden is presented with an established tree and grey slate chippings.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£290,000 Guide Price**

# Lapwing Grove, Stowmarket

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## Lounge

2.88m x 5.26m (9' 5" x 17' 3") Dual aspect living area with French double doors leading into the garden, double glazed window overlooking the front garden. Carpet throughout, neutral décor and radiator.

## WC

0.98m x 2.01m (3' 3" x 6' 7") Downstairs cloakroom to include WC and wash basin.

## Kitchen/Diner

2.52m x 5.26m (8' 3" x 17' 3") Spacious kitchen/diner, well presented throughout with large tiled flooring and neutral decor. The kitchen is fitted with floor and overhead units, integrated oven with gas hob top and overhead extractor fan, integrated fridge/freezer and plumbing for washing machine and dishwasher. Dual aspect providing plenty of natural light.

## Bathroom

1.85m x 1.90m (6' 1" x 6' 3") Three piece suite to include bath with handheld shower, WC and wash basin. Partly tiled walls, double glazed window, radiator.

## Bedroom One

3.14m x 3.96m (10' 4" x 13' 0") Good size double bedroom with the benefit of having a walk in wardrobe and en-suite to include double shower, WC and wash basin. The bedroom overlooks the front of the property and is filled with natural light.

## Bedroom Two

2.52m x 3.25m (8' 3" x 10' 8") Good size double bedroom, carpet throughout, neutral décor, double glazed window overlooking the front of the property, radiator.

## Bedroom Three

2.52m x 2.01m (8' 3" x 6' 7") Single bedroom with neutral décor, double glazed window overlooking the rear garden.

## Outside

Front;  
Grey slate chippings with pathway leading to front entrance, established tree and shrubbery. Detached garage to the side with one parking space on driveway.

Rear;  
Fully enclosed with a curved brick wall, mostly laid to lawn with patio area and shed. Good size garden, room for further landscaping.

## 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 - TBC

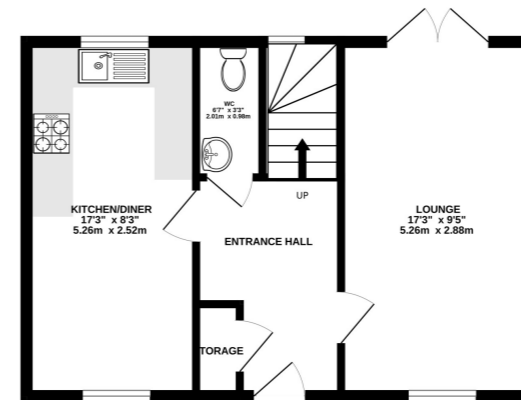
## Disclaimer

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.

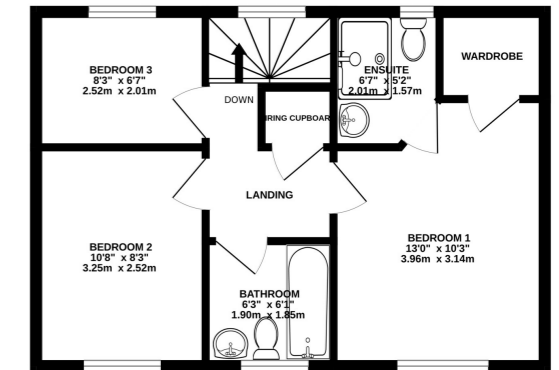
## Anti Money Laundering Regulations

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.

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.

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

