

# chilterns

Estate & Letting Agents



## 3 Lynford Cottages

Lynford Thetford IP26 5ET

Guide Price £375,000

Freehold



# 3 Lynford Cottages

Lynford Thetford IP26 5ET

Guide Price £375,000



## Kitchen/Dining Room

21'5" x 14'2" (6.53m x 4.32m)

The kitchen and dining room is a spacious, inviting area filled with natural light from a bay window with white shutters. The kitchen is well-equipped with grey cabinetry topped with wooden work surfaces, including a central island with an integrated hob and seating. Within the kitchen there are two larder cupboards. The walls are softly painted, complementing the light wooden flooring.

## Sitting Room

19'0" x 14'4" (5.79m x 4.37m)

The room is painted in a calming grey-green tone, with recessed ceiling lights adding to the bright, cosy atmosphere. A wood-burning stove sits within a stone fireplace with a wooden mantel, adding warmth and character. The room has a window and a door opening to the outside and natural wood flooring throughout.

## WC/Utility Room

6'8" x 5'9" (2.03m x 1.75m)

The WC/Utility room is a compact, brightly lit space with vibrant green walls contrasting against neutral floor tiles. It includes a toilet and plumbing for an automatic washing machine. The room is practical and well-organised, featuring a colourful tiled splashback above the utility area.

## Landing

The landing is a bright area at the top of the stairs with crisp white walls and dark-painted woodwork on the bannister. It provides access to the bedrooms and bathroom and includes storage.

## Bedroom 1

13'1" x 14'7" (3.99m x 4.45m)

Bedroom 1 is a spacious room with a soft olive-green painted wall, creating a warm, restful atmosphere. It features fitted wardrobes with panelled doors painted in a matching shade, offering ample storage. The room has a large window and exposed brickwork adds character.

## Bedroom 2

11'1" x 9'5" (3.38 x 2.86)

Bedroom 2 is a versatile space currently set up as a study and guest room. Within this room is a large walk-in Airing Cupboard/Drying Room housing the hot water tank and shelving.

## Bedroom 3

10'6" x 9'9" (3.20 x 2.97)

Bedroom 3 is a bright, airy room decorated with light neutral walls and a large window. Natural light filters in through the window, enhancing the cheerful atmosphere. There is an over-stairs storage cupboard.

## Bedroom 4

8'3" x 7'8" (2.51m x 2.34m)

Bedroom 4 is the smallest of the bedrooms but still has plenty of useable space and works well as a single bedroom

## Bathroom

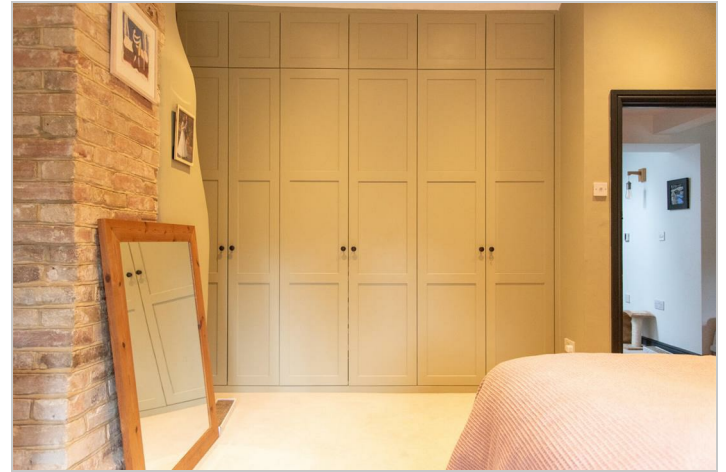
The bathroom is a modern, well-appointed space with soft mauve walls and white tiled splashbacks around the bath area. It features a large bathtub and a separate glass-enclosed shower.

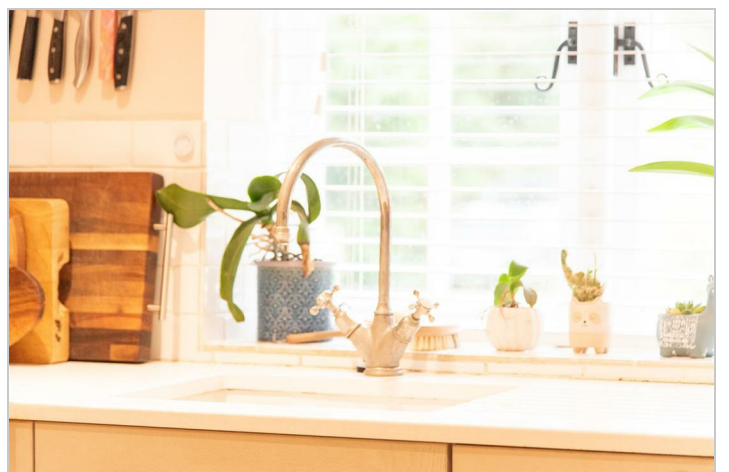
## Rear Garden

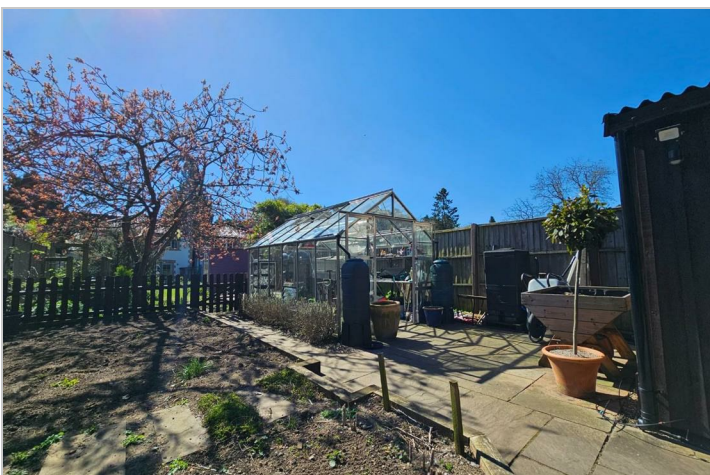
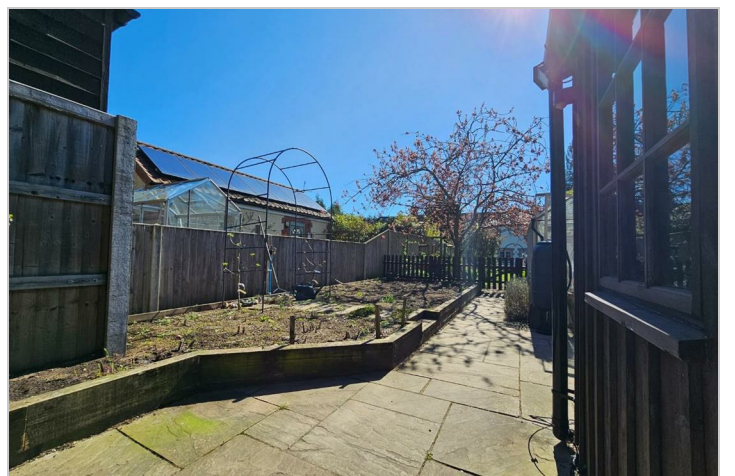
The rear garden is a large, private outdoor space featuring a paved patio area ideal for dining and socialising. Beyond the patio, the garden extends into a lawn bordered by mature trees and planting beds. There is a charming purple summerhouse, with further space for gardening and storage at the far end. The garden offers a peaceful retreat with plenty of room for outdoor activities.

## AGENTS NOTE

Please be advised that water is provided to the property by the Forestry Commission via a borehole and the drainage is via a shared septic tank with the neighbouring properties.







## Road Map



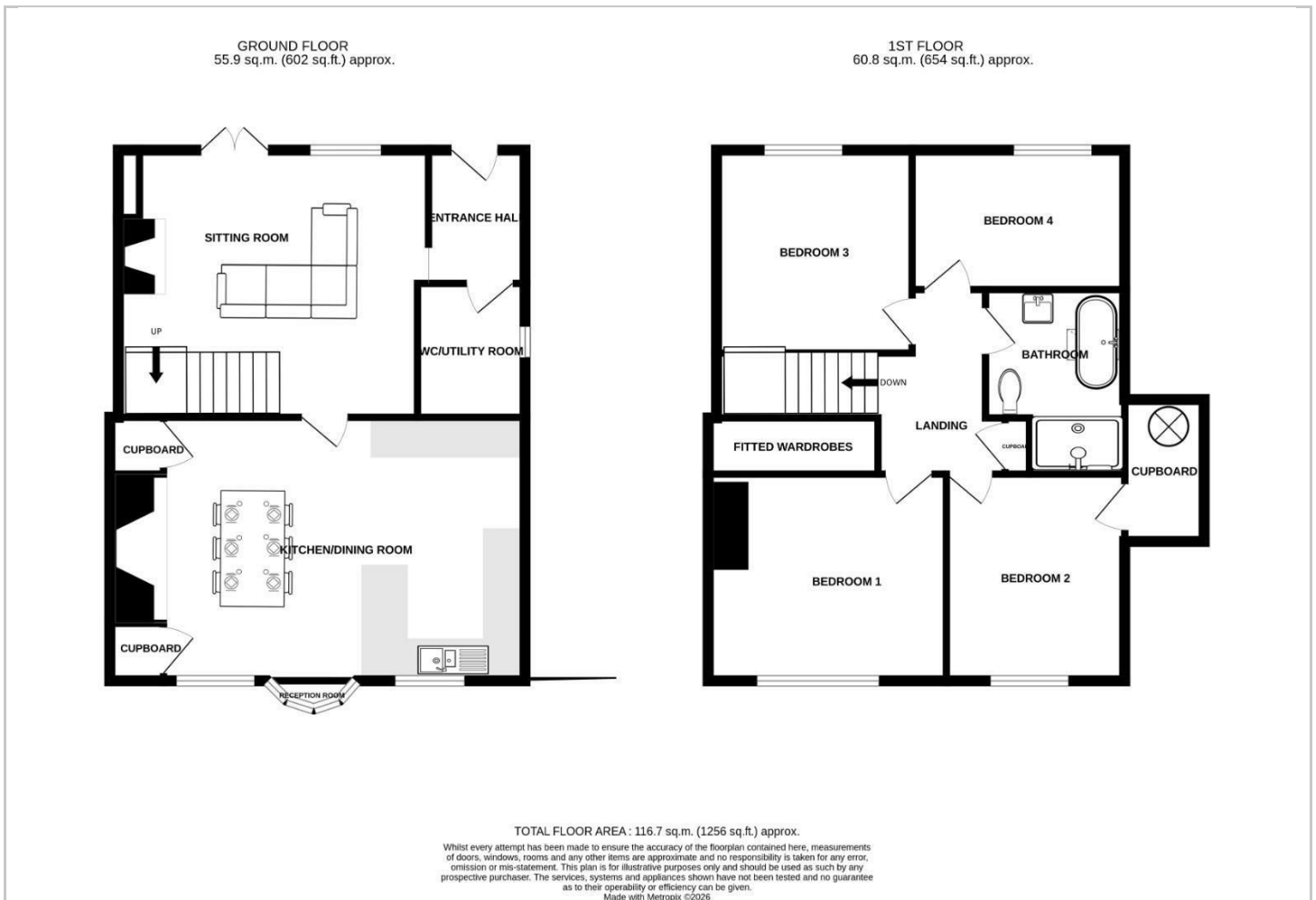
## Hybrid Map



## Terrain Map



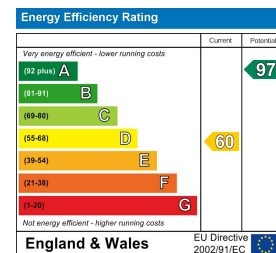
## Floor Plan



## Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.