

A spacious, three storey, six bedroom detached property situated in the village of Lakenheath



RENT

£1,650 PCM

Ref: R2290

Address

2 Kitchener Close
Lakenheath
Suffolk
IP27 9FT



Entrance hall, cloakroom, kitchen, utility, dining room, sitting room. First floor bedroom with en-suite, three further bedrooms and family bathroom. Second floor two further bedrooms and shower room.

Double garage, driveway parking and gardens front and rear.

To let unfurnished for a six month period under Ground 5 Minister of Religion

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

2 Kitchener Close is situated in the popular village of Lakenheath. The village has a small shopping street on which are a variety of shops, restaurants, library and other various amenities including a children's play park and village hall. The village is located just north of RAF Lakenheath. There is also a train station on the edge of the village, providing transport links to Norwich, Cambridge and Ely.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into

Entrance Hallway

With stairs off to the first floor, radiator, fitted coat cupboard and doors off to

WC

Fitted with low flush WC, wall mounted wash hand basin, radiator and extractor fan.

Kitchen 13'11 x 8'11 (3.99m x 2.47m)

Fitted with an excellent range of base and eye level kitchen units with formica rolltop worksurface over, inset with one and a half bowl, single drainer sink with mixer tap. Integrated Siemens double oven. Ceramic hob with extractor hood above. Integrated fridge freezer and dishwasher. Radiator. Window overlooking the rear garden.

Utility Room

Fitted with base and wall cupboard with section of formica worksurface, inset with a single bowl, single drainer sink. Space for washing machine and tumble dryer. Door giving access to the garden.

Dining Room 11'7 x 11'1 (max) (3.56m x 3.38m)

A light room with large window overlooking the rear garden. Radiator.



Sitting Room 20'2 x 11'10 (6.15m x 3.38m)

A spacious dual aspect room with window to the front and patio doors to the garden. Fireplace (display only) with tiled surround and wooden mantel. TV and telephone sockets and radiators.

Stairs from the entrance hallway lead up to the

First Floor

Landing

With radiator and doors off to

Bedroom One 11'10 x 10'8 (3.38 x 3.29m)

A double bedroom with telephone socket, TV aerial socket, radiator and window overlooking the garden. A door lead into the

En-suite Shower Room

Fitted with low flush WC, pedestal wash basin and shower cubicle. Heated towel rail and extractor fan.

Bedroom Two/Dressing Room 9'10 x 9' (2.77m x 2.74m)

A versatile room which would make a good size single bedroom or excellent size dressing room with a range of fitted wardrobes. Radiator and bay window to the front.

Bedroom Three 12'7 x 9'1 (3.87m x 2.77m)

A good size double bedroom with radiator and window to the front.



Bedroom Four 10'8 x 8'9 (3.29m x 2.71m)

A single bedroom with radiator and window overlooking the rear garden.

Bathroom

Fitted with low flush WC, vanity wash hand basin and bath with hand held shower attachment and separate rainfall style shower head. Heated towel rail and extractor fan.

Stairs from the first floor landing lead up to the

Second Floor

Landing

With doors off to

Bedroom Five 12'7 x 13'4 (max) (3.87m x 4.08m)

A double bedroom fitted with a range of wardrobe cupboards and drawers. Radiator.

Shower Room

Fitted with low flush WC, pedestal wash basin and shower tray with curtain and electric shower.

Bedroom Six 12' x 13'4 (max) (3.65m x 4.08m)

A further double bedroom fitted with a range of wardrobe cupboards and drawers. Radiator and two Velux windows.







Outside

A shared driveway entrance leads to a parking area immediately in front of the property with parking for two cars and further shingle parking space. Beyond the drive, is a detached double garage. A pathway leads to the front door and continues through a wooden gate to a side courtyard area where the oil tank and boiler are located. The path continues around the side and to the rear garden where there is a paved seating area, with the remainder laid to lawn and edged by mature borders.



Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage connected. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Band D (Copy available from the agents upon request).

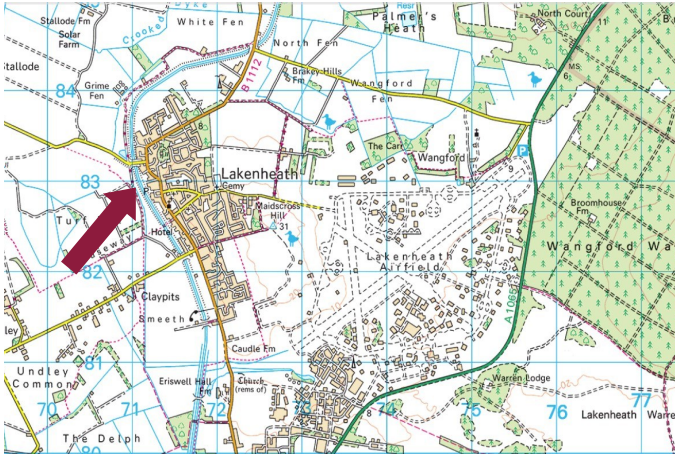
Council Tax Band E £2,907.12 payable per annum 2026/2027

Local Authority West Suffolk Council Anglia Revenues Partnership Breckland, House St Nicholas Street Thetford Norfolk IP24 1BT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	71 C
39-54	E		
21-38	F		
1-20	G		



Directions

Heading north-east along the A11, at the Fiveways roundabout, take the second exit on to the A1065 towards Brandon. Continue for just over two miles and take the left onto the B1112 signposted to Lakenheath. After one and a half miles, take the first exit at the roundabout and stay on the B1112. After a further two miles, turn left onto Highbridge Gravel Drive and the property will be located on the left hand side. For those using What3words app: [///interlude.martini.skirt](https://www.what3words.com/interlude.martini.skirt)



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