



Link Lane, Sutton, Ely, Cambs, CB6 2NF

Popular Village Location - Semi Detached House - 3 Bedrooms - Lounge, Dining Room & Conservatory - First Floor Bathroom - Enclosed Rear Garden - Off Road Parking - Available Now - Deposit £1,269.23 - Council Tax Band B - EPC Rating E - Call To View (01354) 696700

£1,100 pcm



Ground Floor

Hall

Double glazed entrance door, electric storage heater, coving to ceiling, and stairs to first floor.

Kitchen 3.52m (11'7") x 2.08m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, coving to ceiling and double glazed window to front.

Lounge 5.46m (17'11") x 3.60m (11'10")

Double glazed window to rear, electric storage heater and coving to ceiling.

Dining Room

2.74m (9') x 2.19m (7'2")
Double glazed window to rear, electric storage heater, laminate flooring and coving to ceiling.

Conservatory

Double glazed double doors to rear, double glazed windows to side and rear and tiled flooring.

First Floor

Landing

Airing cupboard and electric storage heater.

Bedroom 1 3.63m (11'11") x 3.03m (9'11")

Double glazed window to rear and coving to ceiling.

Bedroom 2 3.76m (12'4") x 2.32m (7'7")

Double glazed window to rear and coving to ceiling.

Bedroom 3 2.56m (8'5") x 3.09m (10'1")

Double glazed window to front and coving to ceiling.

Bathroom

Fitted with three-piece suite comprising bath with shower attachment over, vanity wash hand basin and WC, heated towel rail, tiled walls, vinyl flooring and double-glazed window to front.

Outside

There is a garage and off road parking for one vehicle to the front of the property and an enclosed rear garden which is mainly laid to lawn.

EPC - E



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.