



Great Lane, Reach, CB25 0JF

**CHEFFINS**

## Great Lane

Reach,  
CB25 0JF

- Minimum 6 Month Tenancy
- 3 Bedrooms
- Rural Location
- 2 Reception Rooms
- Conservatory
- Garage and driveway parking
- Oil Fired Heating
- Detached property
- Available February 2025

A charming three- bedroom house located in the tranquil setting of Great Lane, Reach. The property offers an impressive 1,582 square feet of living space, making it an ideal family home. Spring Hall offers 2 reception rooms, kitchen with dining area, conservatory, 3 good sized bedrooms and family bathroom. Externally the property has a peaceful garden space with patio area with views of farm land.

3 2 2

**£1,700 PCM**





## LOCATION

REACH is a most attractive village between Cambridge & Newmarket (8 miles equidistant) and well placed for the A14 dual carriageway, giving fast access to the East Coast Ports, Cambridge, The Midlands and London via the A11. The village itself is centred around an attractive green and has a church, public house etc, whilst the larger village of Burwell is only 2 miles distance and has a variety of shops and facilities.

## GREAT LANE

As you approach the property you will follow a driveway leading up to the front of the house and Spring Hall is the first on the left.

## ENTRANCE HALL

## LIVING ROOM

with herringbone style brick flooring, window to front, fireplace feature.

## FAMILY ROOM

with open fireplace, open plan living space with double window aspect to front.

## DINING ROOM

with fireplace feature (not for use), cupboard housing fuse board and coat racks,, patio doors into the conservatory and door leading down to cellar.

## KITCHEN

with a range of base units and wood effect worktop with induction hob, separate double oven, ceramic sink with mixer tap, plumbing for washing machine and dishwasher, space for under counter fridge.

## CONSERVATORY

with door to rear of the house and

locked door which leads into 2nd part of the garage which is not accessible.

## SHOWER ROOM

with WC, hand basin and shower cubicle with electric shower.

## FIRST FLOOR

with cupboard and shelving on landing

## BEDROOM ONE

with two storage cupboards and window to front.

## BEDROOM TWO

with storage cupboard, fireplace feature (not in use) and window to front.

## BEDROOM THREE

with storage cupboard and window to rear.

## BATHROOM

with WC, hand basin and tiled bath with ornate taps and hand held shower attachment.

## OUTSIDE

To the front of the house there is driveway parking for several cars with hedge border and mature trees.

To the side of the house the garden boundary is fenced off and mostly laid to lawn with patio area.

## GARAGE

with up and over door and light and power.

## Letting Agents Notes

Deposit - £1961.00

Holding Deposit -

EPC - E

Council Tax - F

Square Footage - 1582.29

The plot size on the material information states 9.26 acres, however, this is for the whole area of 50 Great Lane and Spring Hall property is only 1582.29 sq ft.

There is a door leading to a cellar from the dining room, however there will be no access to this throughout the duration of the tenancy.

For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

£1,700 PCM

Council Tax Band – F

Local Authority – East Cambridgeshire

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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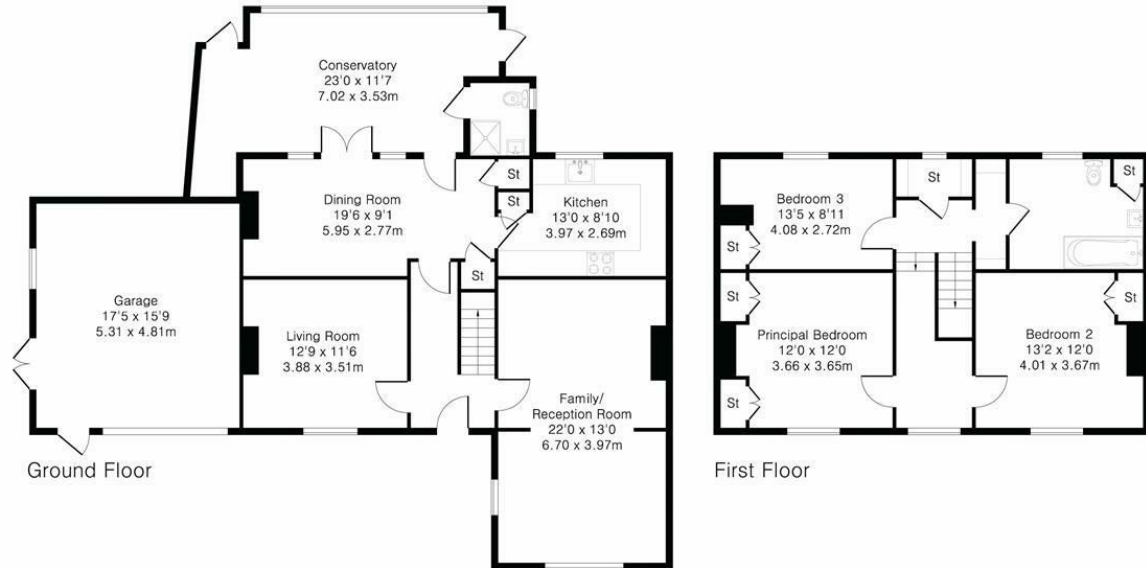
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Approximate Gross Internal Area 1785 sq ft - 166 sq m**

Ground Floor Area 1100 sq ft – 102 sq m

First Floor Area 685 sq ft – 64 sq m

Garage Area 275 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

