



Back Lane, Ickleton, CB10 1SJ



Back Lane

Ickleton,
CB10 1SJ

- MINIMUM OF 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- FIVE/SIX BEDROOMS
- 2 X EN SUITES
- LANDSCAPED GARDENS
- PARKING
- GARAGE
- COUNCIL TAX BAND G
- IDYLIC LOCATION
- EPC RATING C

An impressive five/six bedroom detached family home positioned in a desirable location in the heart of this sought after village. The well proportioned accommodation offers a wealth of character features and period charm, with landscaped gardens, parking and garage. Available Mid August. EPC Rating C & Council tax band G

5 3 4

£3,100 PCM





LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border with many fine period properties. There is a popular Village Inn, Shop/Post Office. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station to London's Liverpool Street is about 1 1/2 miles away.

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with staircase leading to first floor and adjoining doors leading through to the kitchen/diner

KITCHEN / DINER

The stunning heart of this beautiful family home. The fitted kitchen boasts a wealth of cupboards providing ample storage and a large amount of worktop space and benefits from a 6 ring gas cooker, integrated under counter fridge, tall free standing American style fridge and dishwasher. Double doors provide access out to the attractive, well maintained gardens.

UTILITY ROOM

Excellent addition space off of the kitchen, providing further cupboard space and sink as well as providing space and plumbing for a washing machine and tumble dryer. Access off of this room leads to the boot room.

BOOT ROOM

Another great additional space which provides access from the utility through to the garage.

W/C

Additional W/C to include toilet, sink and heated towel rail.

LOUNGE

The formal lounge is a bright and spacious room with period feature fireplace and dual aspect windows, offering views over the front and rear gardens.

SECOND RECEPTION ROOM

Leading off of the formal lounge, we find the second reception room of practicality equal proportions to the lounge. Again offering the lovely feature of dual aspect windows.

HOME OFFICE

The final room on the ground floor but by no means least is the third reception room, currently dressed as a useful home office, again with front and rear windows boasting the same tranquil views as the two previous rooms.

FIRST FLOOR

LANDING

Large landing space with adjoining doors off to the bedrooms.

MASTER SUITE

The master bedroom boasts excellent proportions as well as dual aspect windows which flood the room with natural light. There is also the benefit of a large en suite.

EN SUITE TO MASTER

Great sized room offering four piece suite including separate shower and full sized bath.

BEDROOM 2

A double of good proportions, with views overlooking the front garden.

FAMILY BATHROOM

The main bathroom boasts another four piece suite with separate shower cubicle and full sized bath as well as heated towel rail.

BEDROOM 3

Another well sized double with views overlooking the rear garden.

BEDROOM 4

A large double with views over the rear garden. This bedroom and bedroom five benefit from shared access to a substantial en suite.

BEDROOM FIVE

Yes another double room offering views over the front garden. This room also leads through to an additional space

that could easily lend itself to a walk in wardrobe, study or indeed a sixth bedroom if required.

DRESSING ROOM / BEDROOM SIX

A terrific extra space that lends itself to many a use. Accessed off of bedroom five, it could make a useful study or a large dressing room/walk in wardrobe. This room also provides access to the en suite, shared with bedroom four.

EN SUITE

This larger than average en suite serves bedrooms four and five and provides yet another four piece suite with separate shower cubicle and full sized bath.

OUTSIDE

This beautiful home provides an attractive, enclosed rear garden of substantial size. Landscaped to offer areas both laid to lawn as well as a generous patio area. There is also a separate lawned garden to the front of the property. There is also ample parking for several cars.

VIEWINGS

Strictly by appointment through the Agent's.

LETTING AGENT NOTES

Holding Deposit : £715.00

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



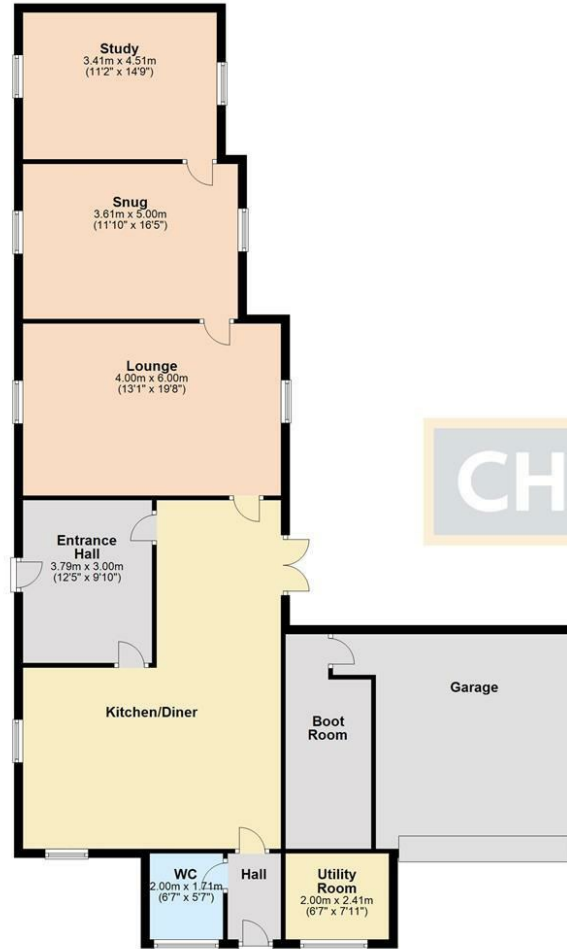




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

£3,100 PCM
 Council Tax Band - G
 Local Authority - South Cambridgeshire

Ground Floor
 Approx. 153.2 sq. metres (1648.5 sq. feet)



First Floor
 Approx. 124.2 sq. metres (1337.0 sq. feet)



CHEFFINS

Total area: approx. 277.4 sq. metres (2985.5 sq. feet)

Note: Not to scale - For guidance purposes only
 Plan produced using PlanUp.

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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.