



**Casburn Lane**  
**Burwell, Cambridgeshire CB25 0ED**  
**Guide Price £350,000**

#### **4 Casburn Lane, Burwell, Cambridgeshire CB25 0ED**

A beautifully presented and sympathetically renovated semi-detached home is situated in the heart of the ever popular village of Burwell.

Featuring accommodation set over three floors with accommodation comprising to the ground floor, a sitting room, re-fitted kitchen/dining room with two bedrooms and a bathroom to the first floor with a further bedroom on the second floor offering lovely views.

Externally the property benefits from an enclosed, private garden, garage and parking (accessed via Pantile Lane).

Viewing is highly recommended.

##### **Lobby**

Window to front aspect, built in cupboard, laid parquet wood block flooring and opening leading to:

##### **Sitting Room 13'10" x 11'1" (4.22 x 3.40)**

Spacious sitting room with featured fireplace and wood-burning stove, laid parquet wood block flooring, TV connection point, storage cupboard, vertical radiator and window to the front aspect and arch through to the:

##### **Kitchen 8'7" x 8'5" (2.62 x 2.58)**

Recently fitted with a range of matching eye and base level storage units with working tops over, ceramic sink with mixer

tap, integrated oven with induction hob and extractor fan, space and plumbing for washing machine and free standing fridge/freezer, tiled splashback areas, staircase rising to the first floor, laid parquet wood block flooring and window to the rear aspect.

##### **Dining Room 13'10" x 7'6" (4.22 x 2.31 )**

Breakfast bar, laid parquet wood block flooring and radiator.

##### **First Floor Landing**

With built in cupboard, access to loft, vertical radiator, under stairs storage cupboard, door leading to stairs with access to the second floor.

##### **Bedroom 1 11'1" x 8'11" (3.38 x 2.72 )**

Radiator and window to the front aspect.

##### **Bedroom 2 8'6" x 8'11" (2.61 x 2.74)**

Radiator and window to the rear aspect.

##### **Bathroom**

Modern white suite comprising of concealed WC, wash basin with vanity cupboard under, P-shaped bath and glass screen with wall mounted shower, part tiled walls and window to the rear aspect.

##### **Second Floor**

##### **Bedroom 3 11'1" x 14'1" (3.38 x 4.30 )**

Exposed bricked walls, radiator and Velux window.

##### **Outside - Rear**

Fully enclosed rear garden mostly laid to

paving slabs, fenced area laid with wood chip and wooden pergola over, raised flower beds and pedestrian gate to the rear.

##### **Outside - Front**

Mostly laid to woodchip enclosed by fencing with pathway leading up to the front aspect.

##### **Garage and Parking**

The property also benefits from having a detached garage with off road parking to the front, accessed via Pantile Lane.

##### **PROPERTY INFORMATION**

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 82 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

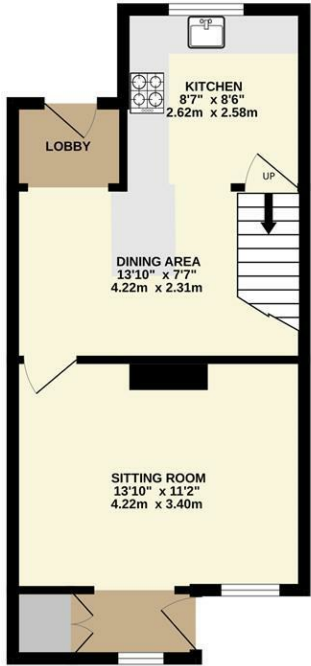
186Mbps download, 26Mbps upload

Mobile Signal/Coverage – Good

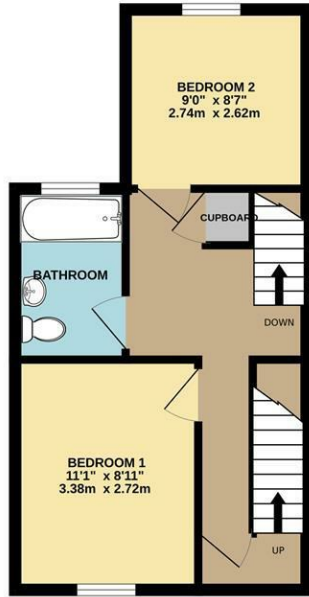
Rights of Way, Easements, Covenants –

None that the vendor is aware of

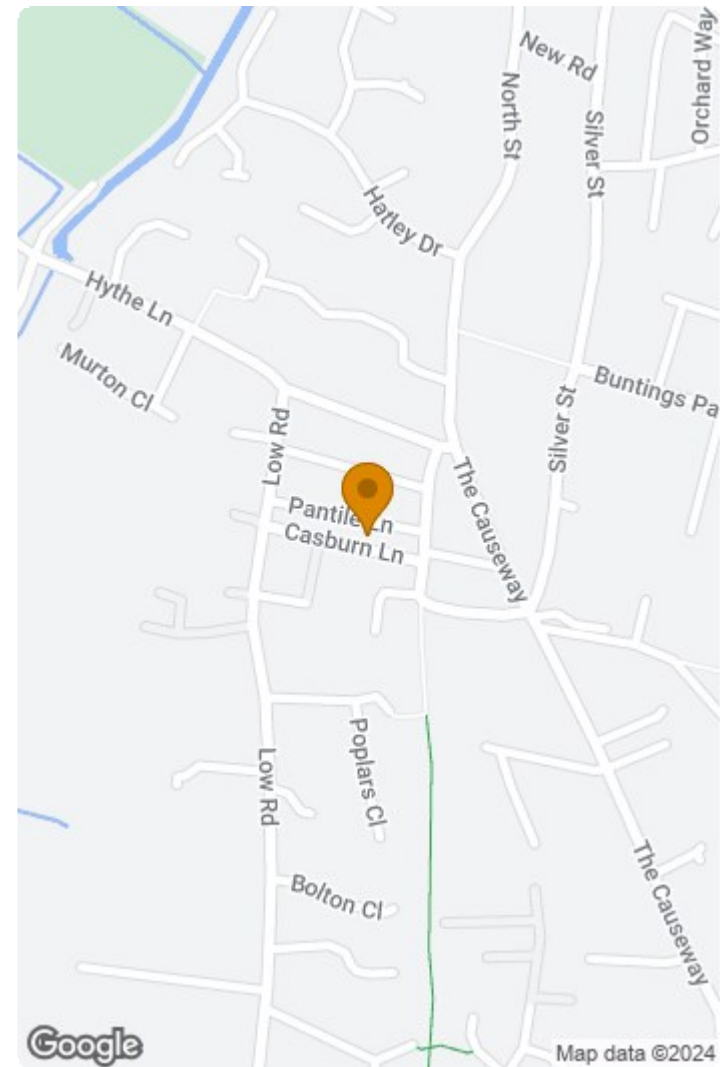
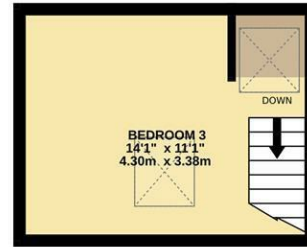
GROUND FLOOR



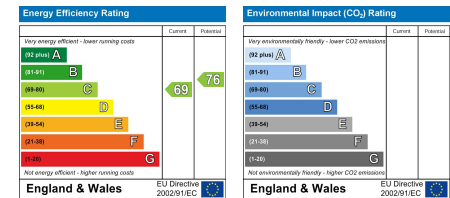
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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