



**Dockings Lane**  
**Isleham, CB7 5QW**  
**Offers In Excess Of £260,000**

## Dockings Lane, Isleham, CB7 5QW

This well appointed and charming period cottage is nestled in the centre of the highly sought- after village of Isleham, positioned at the end of a private and peaceful lane with no through road.

Living in Isleham offers the perfect balance of rural charm and modern convenience. The village has a vibrant community atmosphere and provides excellent local amenities, including shops, pubs, and a primary school. Its close proximity to Ely and Newmarket offers easy access to larger towns, while the surrounding countryside and riverside walks make it ideal for those seeking a peaceful lifestyle amidst natural beauty.

Deceptively spacious, the cottage boasts well-proportioned rooms throughout, including a welcoming entrance porch/conservatory, a generous living and dining room, a well-equipped kitchen, two sizeable bedrooms, and an impressive first-floor bathroom.

Outside, the property features a delightful enclosed south facing walled front garden and garage facilities.

Offered for sale with no onward chain, this property presents an excellent opportunity for buyers looking for a home that's available for immediate occupancy.

EPC (C)  
Council Tax B (East Cambs)

### Accommodation Details:

Entrance via solid wood door, or patio doors leading to:

#### Entrance Porch/Conservatory

Laid wood effect linoleum flooring, featured circular window to the side aspect and door leading through to the:

#### Living/Dining Room

Generous size living/dining room area with featured bricked fireplace (currently not in use), TV connection point, recess shelving, solid maple wood flooring, wall lighting, staircase rising to the first floor, 2 x radiators and window to the front aspect.

#### Kitchen

Fitted with a range of floor and wall mounted cupboards with work tops over, tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, electric hob, eye level electric oven, space for undercounter fridge, washing machine and dishwasher. Tiled flooring and windows to the side and rear aspects.

#### First Floor Landing

With access through to the bedrooms and bathroom.

#### Bedroom 1

This double bedroom that offers unspoilt views over countryside has a large built-in wardrobe and vanity, radiator and double glazed UPVC window to the front aspect.

#### Bedroom 2

Double bedroom with radiator and double glazed UPVC window to the rear aspect.

#### Bathroom

Modern bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower and glass screen, radiator and window to the rear aspect.

#### Outside

A rather private south facing enclosed, gated walled garden with lawn area, vibrant shrubbery, paved patio area, pathway leading to the front door and outdoor lighting. Outdoor tap.

#### Garage

Wider than standard single garage with electric connected and metal up and over door.

#### Property Information:

Maintenance fee - n/a  
EPC - C  
Tenure - Freehold  
Council Tax Band - B(East Cambs)

#### Property Type - Cottage

Property Construction – The building has a non-standard construction. The ground floor, mainly dating from the Tudor period, is primarily made of clunch and brick. The upper floor, dating from the Victorian era, features timber construction. Slate roof.

Number & Types of Room – Please refer to the floorplan

Square Meters - 68 SQM

Parking – Garage that provides off road parking space

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

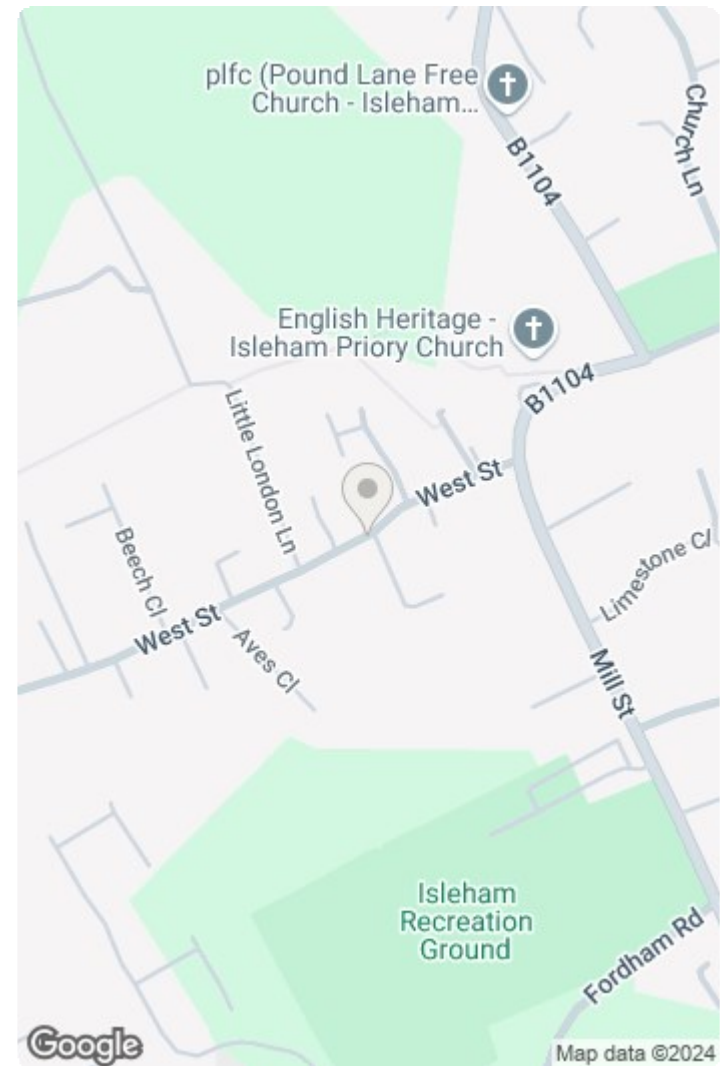
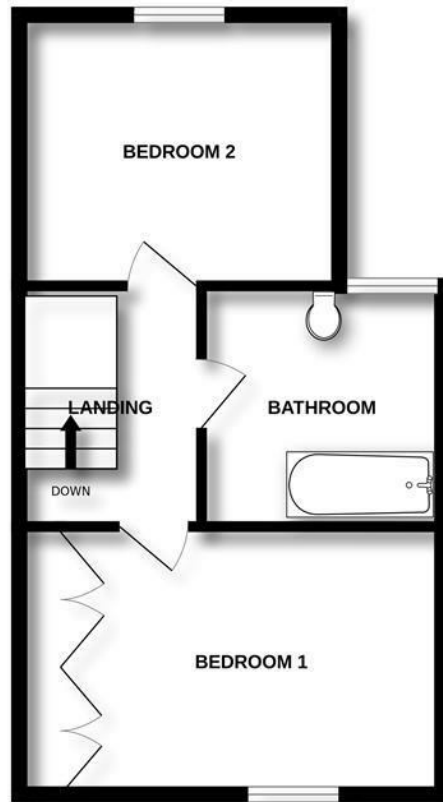
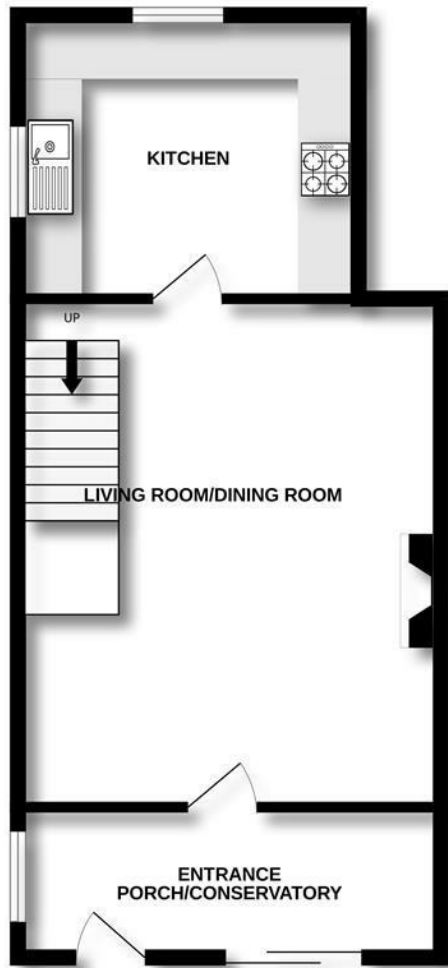
Broadband Connected - TBC

Broadband Type – Superfast available - Max 283Mbps download, 44Mbps upload

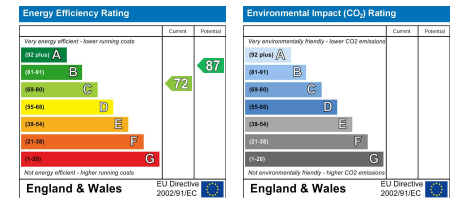
Mobile Signal/Coverage – Limited Ofcom advise

Rights of Way, Easements, Covenants – There is a prescriptive right of way behind the garage ( lane side) to allow access to properties 5,7 and 9.





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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