



Great Lane, Reach CB25 0JF

Guide Price £450,000

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A rather special detached period property nestling in this sought after and highly regarded village.

Bursting with charm and character throughout, this property has been updated and improved by the current owners.

Well planned and cleverly enhanced, the property boasts accommodation to include living room/sitting room, kitchen/breakfast room, rear lobby, (garage offering huge scope to possibly extend) three good size bedrooms and a lovely first floor refitted bathroom.

Externally the property offers enclosed courtyard style gardens and garage facilities.

Lounge/Diner 28'2" x 12'0" (8.59m x 3.67m)

Beautifully presented, spacious lounge/diner with glazed door leading to front. Raised porch area leading into the room. Exposed brick feature fireplaces, one of which is fitted with a wood burner stove. Exposed clunch feature wall. Parquet wood effect flooring. Dual windows overlooking front aspect. Open staircase to first floor. Door to front. Opening to kitchen.

Kitchen 28'2" x 7'10" (8.59m x 2.40m)

Attractive, spacious kitchen with range of base level cupboards with wooden worktop over. Butler style sinks with drainer and mixer taps over. Space and plumbing for dishwasher. Space and connection for fridge. Flagstone tiled split level floor. Integrated, eye level double oven. Inset 5 ring gas hob. Doors leading to rear garden and sun room. Windows overlooking rear garden and sun room. Opening to lounge/diner.

Porch 17'7" x 6'11" (5.36m x 2.13m)

Windows overlooking rear garden. French doors

leading to rear garden. Doors to kitchen and garage.

Utility Room 5'2" x 3'5" (1.58m x 1.06m)

Sink and drainer. Space and plumbing for washing machine. Space for fridge/freezer and further appliances. Door to garage.

Cloakroom

Suite consisting W.C. and hand basin. Door to garage.

Landing

Doors to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 14'8" x 12'0" (4.48m x 3.67m)

Spacious double room with dressing area and attractive exposed brick feature fireplace. Window overlooking front aspect. Door to landing.

Bedroom 2 13'6" x 9'2" (4.12m x 2.81m)

Spacious double room with exposed brick feature fireplace. Window overlooking front aspect. Door to landing.

Bedroom 3 11'7" x 7'10" (3.55m x 2.40m)

Double room, currently used as an office. Dual windows overlooking rear aspect. Door to landing.

Bathroom 16'6" x 7'10" (5.05m x 2.40m)

Stunning, contemporary bathroom with low level W.C., wall mounted hand basin, free standing bath with mixer tap and shower attachment over and spacious wet room style shower with glass screen, attractively tiled. Wood effect flooring. Dual obscured windows. Built-in storage cupboard. Door to landing.

Outside - Front

Lawned area with some planting. Glazed front door with storm porch over.

Outside - Rear

Private rear garden laid with artificial lawn with attractively planted raised beds. Decking area. Double doors and door to sun room and garage. Access gate to the front.

Garage 17'2" x 8'8" (5.25m x 2.66m)

Doors to cloakroom, utility area and porch. Potential for development.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction – Standard/Clunch

Number & Types of Room – Please refer to the floorplan

Square Meters - 104 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric, wood burner stove

Broadband Connected - tbc

Broadband Type – Ultrafast available, 930Mbps download, 930Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

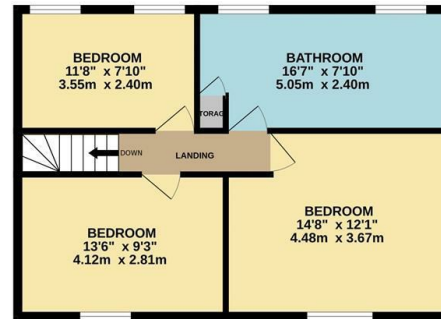
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words - ///front.fuzz.lengthen

GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



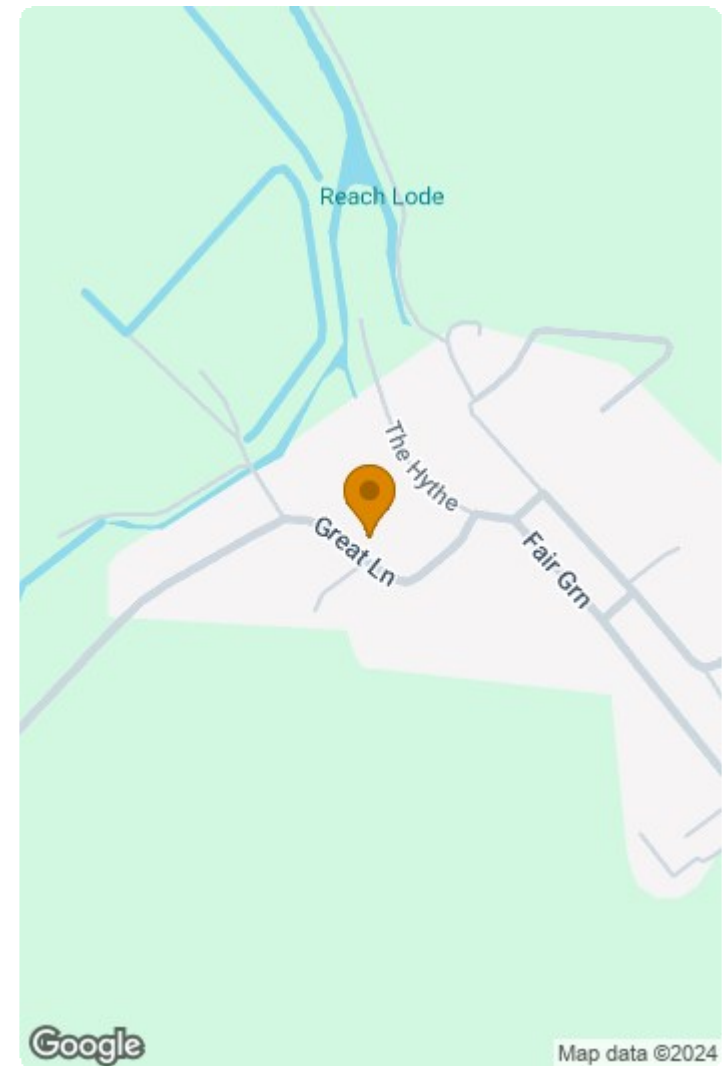
1ST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



16 GREAT LANE

TOTAL FLOOR AREA: 1621 sq.ft. (150.6 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	27		
<p>Very energy efficient - lower running costs</p> <p>A (92-101) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92-101) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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