



The Street, Lidgate

Offers Over £400,000

LEE WILKINSON

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The Street, Lidgate

Lee Wilkinson Estate Agents are pleased to offer for sale this delightful two bedroom cottage in the very popular village of Lidgate. Bursting with character features, this lovely Grade 2 listed home offers further potential to extend and improve, should the new owners wish, as subject to the relevant permissions. The gardens of this property extend to all three sides, with the additional bonus of detached garage and plenty of off road parking behind. The property can be sold with the additional benefit of having no onward chain. Saelig cottage is set, just a short walk away from the local public house, with the local Doctors, primary school and shop in the neighbouring village of Wickhambrook. Lidgate provides easy access into Newmarket town centre and its world famous horse racing facilities, with Bury St Edmunds and Cambridge also easy commutes.

Property ref; LW0712





Entrance Lobby

0.96m x 1.65m (3'1" x 5'4")

Wooden front door leading into lobby with space for coat and shoe storage. Brick floor. Latch and brace door through to;

Dining Room

4.68m max x 5.12m max (15'4" x 16'9")

A well proportioned bright room with feature Inglenook fireplace with multi-fuel stove inset on brick hearth. Exposed beams. Door through to stairs to first floor. Windows to both front and rear aspects, with pleasant views over the garden space. Door through to;

Sitting Room

4.76m max x 4.55m max (15'7" x 14'11")

Another well proportioned room, with brick open fireplace with grate inset. Large understairs storage cupboard. Exposed beams and window to front aspect.





Kitchen

3.18m max x 4.61m max (10'5" x 15'1")

The kitchen is a great space and has the potential to enhance significantly by the fitting of new units to make the most of the available space. Currently there are a range of wall and base units with worksurface over, and stainless steel sink inset with mixer tap over. Space and plumbing for washing machine. Part tiled walls and tiled floor. Window to rear aspect and wooden, part glazed stable door into the rear garden.

1st Floor - Landing

Superb wide oak floorboards, a range of storage shelving, and access to the loft space. Airing cupboard housing the hot water tank, with additional storage to the side. Doors through to;

Bedroom 1

4.61m x 3.4m max (15'1" x 11'1")

Another particularly bright and airy dual aspect room, with windows to both front and side aspects. A range of fitted eaves wardrobes providing plenty of storage space.

Bedroom 2

3.03m x 2.69m (9'11" x 8'9")

Exposed wide oak floorboards. Window to rear aspect.

Bathroom

3.15m x 1.82m (10'4" x 5'11")

Four piece suite comprising panelled bath, W/C, shower enclosure, and pedestal wash basin. Part tiled walls. Shaver light and point. Exposed wide oak floorboards and window to rear aspect.





Potential Annexe/Storage space

2.42m max x 3.84m max (7'11" x 12'7")

Two floors of potential additional accommodation should new owners wish to convert this space (stpp). Currently utilised for storage, but would make a fabulous office, with storage above, or guest accommodation.



Garage

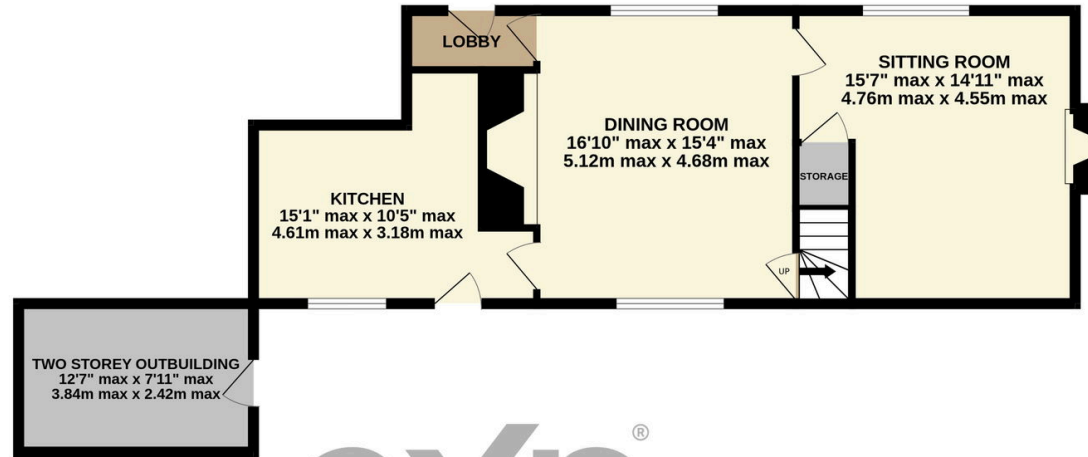
To the rear of the property, fitted with power and light and with an up-and-over door.



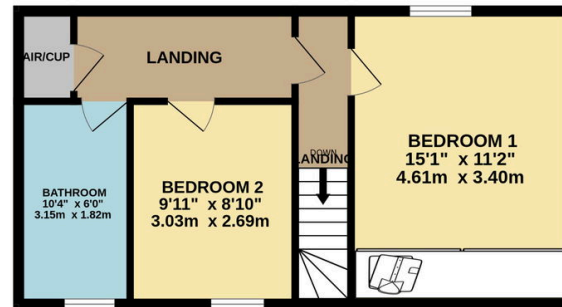
Outside

The majority of the garden is to the front and side of this fabulous home. The front garden is laid to lawn with mature shrubs and bushes interspersed. Gravel pathway leading to the front door, small pond, and plenty of pleasant areas to sit and relax. The side part of the garden is laid to shingle, with wooden 'Dutch barn' style storage shed. Here there are also espalier trained apple trees, against the wooden fencing. The garden is enclosed by wooden fencing and hedging, with gate to the rear leading to the parking space and garage. To the rear of the property is a lovely patio area perfect for outdoor entertaining and this area is enclosed by brick wall and hedging. Wooden archway with climbing rose. The rear garden also provides access into the storage room previously mentioned. Off road parking for up to four cars to the rear, plus the garage.

GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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