



Church Lane
Kennett, Cambridgeshire CB8 7QG
Offers In The Region Of £375,000

Church Lane, Kennett, Cambridgeshire CB8 7QG

A charming semi-detached period property set within this well served village and located close to a well regarded primary school.

Stylishly presented and recently improved by the current owners, this property offers accommodation to include entrance hall, sitting room, re-fitted kitchen/dining room, three bedrooms and a first floor re-fitted bathroom.

Externally the property offers a delightful and well stocked garden, off road parking and useful outbuilding.

Accommodation Details:

Part glazed entrance door through to the:

Porch

With staircase rising to the first floor and access through to the:

Living Room 12'11" x 11'1" (3.96 x 3.38)

Feature fireplace with wood burner, tiled hearth and wooden mantel, TV connection point, electric heater, window to the front and side aspect.

Kitchen 11'1" x 8'0" (3.38 x 2.46)

Modern fitted kitchen fitted with a range of both eye and base level storage units and solid wood working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, integrated fridge/freezer, oven and 4-ring ceramic hob with extractor hood above, dishwasher and washing machine. Laid engineer oak wooden flooring and opening through to the:

Dining Room 12'9" x 9'6" (3.91 x 2.91)

Engineered oak wooden flooring, under stairs storage cupboard, electric heater and window to the front aspect.

Entrance Hall

External door from the side aspect, Velux window and window to the side aspect.

Office/Bedroom 3 12'7" x 10'2" (3.84 x 3.12)

Vaulted ceiling room with built-in storage cupboard, electric heater, Velux window and window to the side aspect.

Bathroom 5'7" x 5'5" (1.71 x 1.67)

Comprising a concealed WC, wash basin, enclosed shower tiled shower cubicle, chrome heater towel rail and engineered oak laid flooring.

First Floor Landing

Bedroom 1 12'11" x 11'1" (3.96 x 3.38)

Double bedroom with featured cast iron fireplace, built-in wardrobes, electric heaters, window to the front and side aspect.

Bedroom 2 9'6" x 7'9" (2.91 x 2.37)

Double bedroom with built-in wardrobes, electric heater and window to the front aspect.

Bathroom 8'7" x 7'8" (2.62 x 2.34)

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with wall mounted shower and glass screen. Part tiled walls and flooring, heater towel rail, access to airing cupboard and obscured window to the side aspect.

Outside

Approached via a shingled gated driveway leading up to parking area as well as the particularly private garden.

This South and West facing garden is well stocked by a variety of vibrant tree, shrubs and flowers. Laid lawn area, paved patio seating area and useful outbuilding.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - F

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 101

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - TBC

Broadband Type – TBC

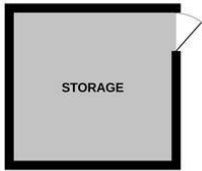
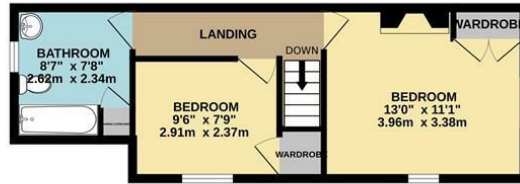
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – Easement for the pipework which runs from the extension into the neighbouring garden

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



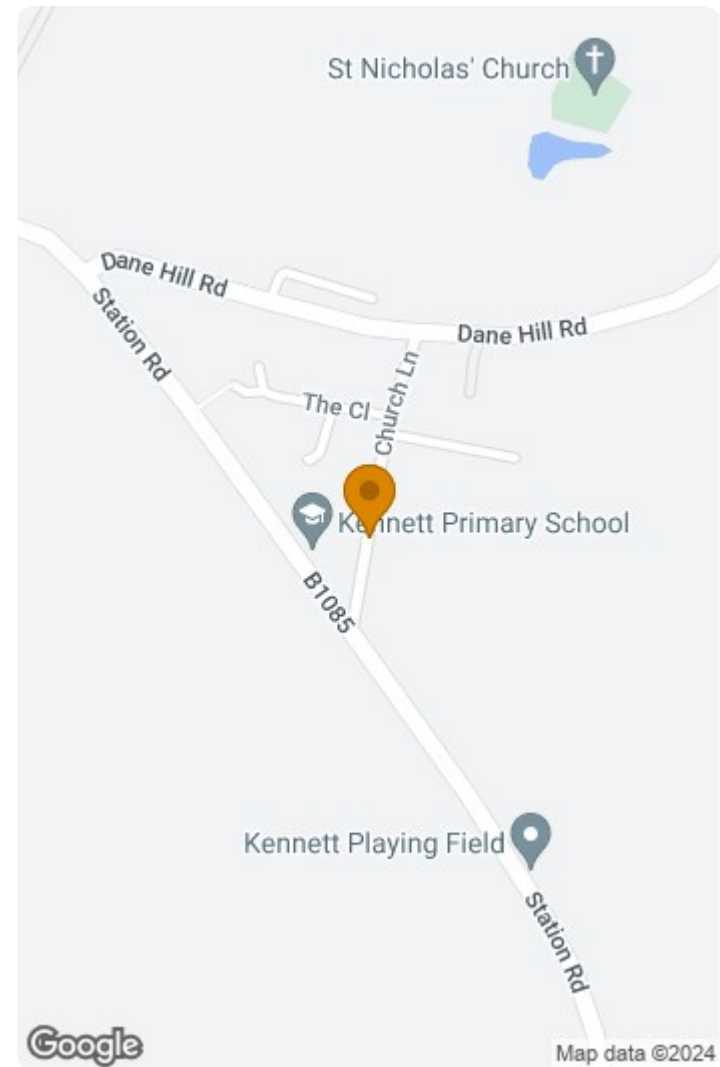
1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current **34**, Potential **100**

Environmental Impact (CO₂) Rating: Current **34**, Potential **100**

England & Wales EU Directive 2002/91/EC

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