



Mill Lane, Burwell CB25 0HJ

Guide Price £350,000

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A modern and detached bungalow standing within this corner plot position and located in the heart of this sought after village.

Requiring a little updating, this property boasts sizeable rooms and accommodation includes entrance porch, generous entrance hall, living room, kitchen/dining room, three good size bedrooms and bathroom.

Externally the property offers driveway, garaging and fully enclosed rear garden.

Entrance Hall

Spacious entrance hall with built-in storage cupboard housing gas boiler and airing cupboard. Doors leading to all rooms. Radiator.

Kitchen/Dining Room 25'9" x 17'5" (7.85m x 5.33m)

A range of eye and base level cupboards with work top over. Space and plumbing for dishwasher and washing machine. Built-in eye level oven, inset electric hob. Stainless steel sink and drainer with mixer tap over. Good size dining area. Built-in storage cupboard. Dual aspect windows overlooking the side and front. Doors leading to rear garden, living room and hallway. Radiator

Living Room 20'3" x 11'10" (6.18m x 3.61m)

Spacious living room with brick built fireplace with stone hearth. Dual aspect windows overlooking the front and side aspects. Radiator. Doors leading to dining room area and hallway.

Bedroom 1 11'3" x 10'4" (3.43m x 3.16m)

Double bedroom with built-in wardrobe. Window overlooking the rear aspect. Radiator. Door to hallway.

Bedroom 2 11'3" x 7'5" (3.43m x 2.28m)

Good size room with window overlooking the rear aspect. Radiator. Door leading to hallway.

Bedroom 3 12'11" x 11'1" (3.95m x 3.38m)

Spacious double room with built-in wardrobe. Dual aspect windows overlooking front and rear aspects. Radiator.

Bathroom 7'11" x 7'4" (2.42m x 2.26m)

White suite comprising of low level W.C., wall mounted hand basin with tiled splashback and generous walk-in shower with sliding glass screen. Vinyl flooring. Obscured windows. Radiator.

Outside-Front

Low boundary wall with gravelled area and mature shrubs to the front and side. Block paved driveway leading to garage (5.13m x 2.76m) with window facing the rear aspect and up and over door.

Outside - Rear

Fully enclosed rear garden with a lawn area bordered by flower borders and some mature shrubs. Patio seating area. Pathway leading from the house with side access gate.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 93 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Mains

Broadband Connected - not connected

Broadband Type - Ultrafast available,

1000Mbps download, 100Mbps upload

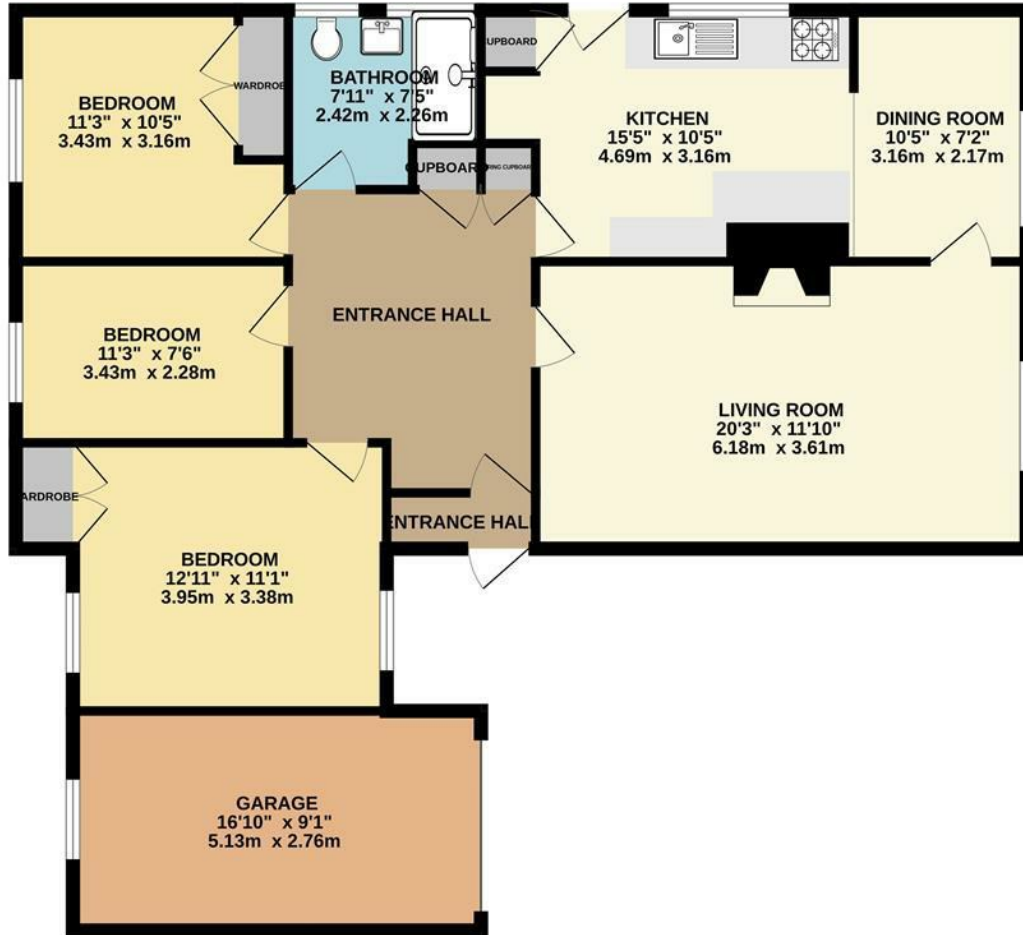
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

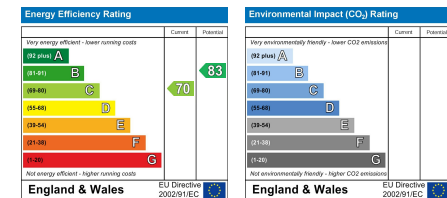
None that the vendor is aware of



GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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