



**Laceys Lane**  
**Newmarket, CB8 7HL**  
**Guide Price £400,000**

## Laceys Lane, Newmarket, CB8 7HL

This beautifully maintained, modern, and unique three-bedroom detached home is situated on a popular road in the village of Exning.

The spacious interior is in superb condition, featuring an entrance hall, cloakroom, large living room, and a kitchen/dining room with double doors leading to the rear garden. Upstairs, there are three bedrooms and a four-piece family bathroom. The home is equipped with gas-fired central heating and double-glazed windows throughout.

Outside, you'll find a detached studio perfect for use as an office or hobby room. The expansive rear garden is meticulously maintained, predominantly laid to lawn with well-stocked borders. Additionally, there is a workshop space and a patio area ideal for outdoor dining. The front of the property boasts a gravel driveway providing ample off-road parking for multiple vehicles.

EPC (B)

Council Tax C (West Suffolk)

### Accommodation Details:

Fully glazed front entrance door through to the:

#### Entrance Hall

With door through to the:

#### Living Room tbc (tbc)

Featured log burner, TV connection point, staircase rising to the first floor with storage under, radiator, laid wooden flooring, exposed bricked feature wall and opening through to the:

#### Kitchen/Breakfast Room 18'0" x 9'7" (5.51 x 2.93)

Modern fitted kitchen with both eye, base and full length storage units and wooden working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood above, dishwasher and fridge/freezer. Laid wooden flooring, radiator, window to the rear aspect and French doors out to the garden.

#### Cloakroom 2'9" x 4'11" (0.84 x 1.50)

Concealed WC, wash basin with vanity cupboard under, radiator and obscured window to the side aspect.

#### First Floor Landing

Access to loft and window to the side aspect.

#### Bedroom 1 12'3" x 10'7" (3.74 x 3.23)

Double bedroom with built-in sliding door wardrobes, radiator and window to the front aspect.

#### Bedroom 2 11'3" x 11'3" (3.45 x 3.45)

Double bedroom with radiator and window to the rear aspect.

#### Bedroom 3 8'4" max x 7'0" (2.56 max x 2.15)

With radiator, storage cupboard and window to the front aspect.

#### Bathroom 6'3" x 8'0" (1.92 x 2.44)

Luxury fitted bathroom comprising a concealed WC, wash basin, panelled bath with hand held shower head, wall mounted mirror, heated towel rail, part tiled walls, tiled flooring and obscured window to the rear aspect.

#### Outside - Rear

Delightful rear garden with extensive paved patio area, step up on the lawn area with pathway leading up to the:

#### Studio 15'8" x 7'10" (4.78 x 2.41)

Laid to carpet, radiator, power and lighting.

#### Outside - Front

Shingled driveway creating ample off-road parking, outdoor lighting and side pedestrian gate.

#### Property Information:

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached house

Property Construction - Standard

Number & Types of Room - Please

refer to the floorplan

Square Meters - 80 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 1000Mbps download

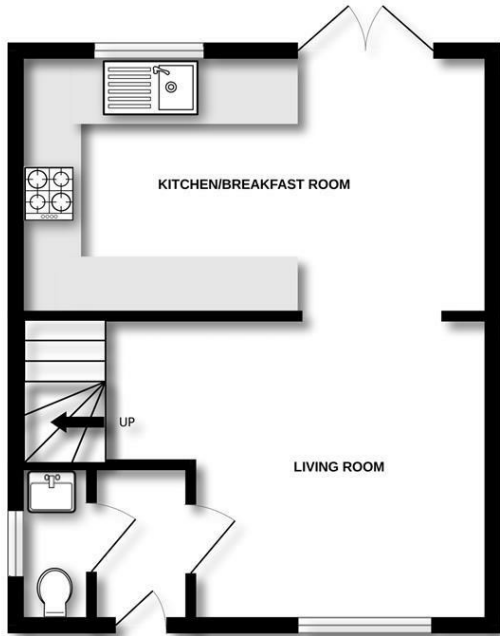
Mobile Signal/Coverage - Limited

Rights of Way, Easements, Covenants

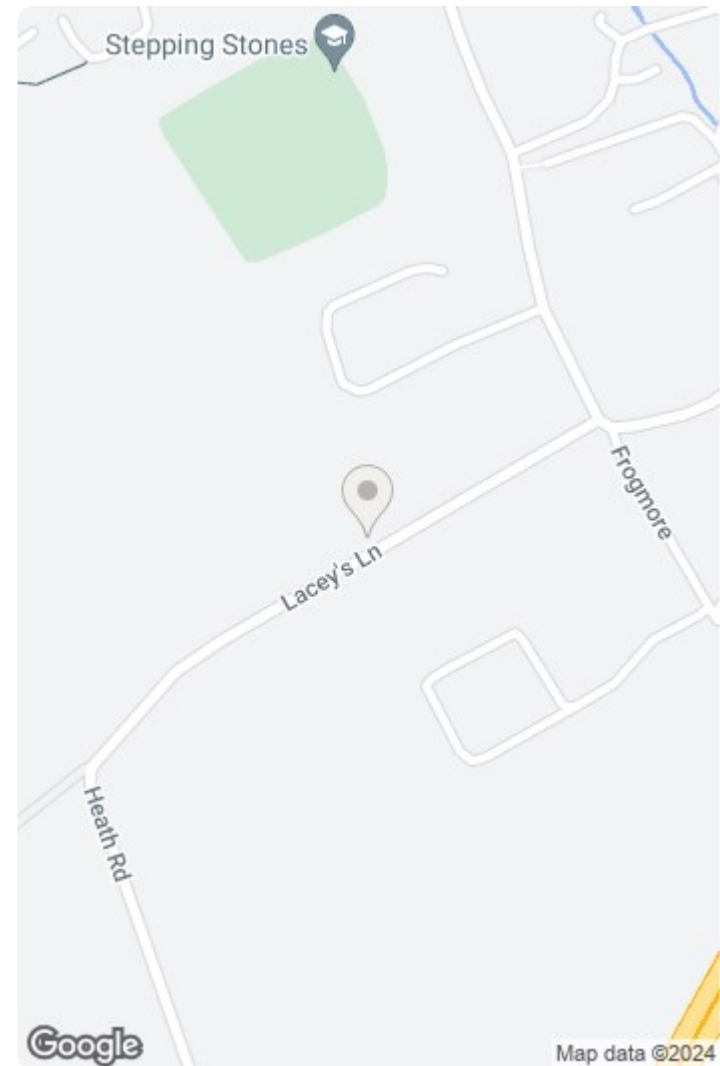
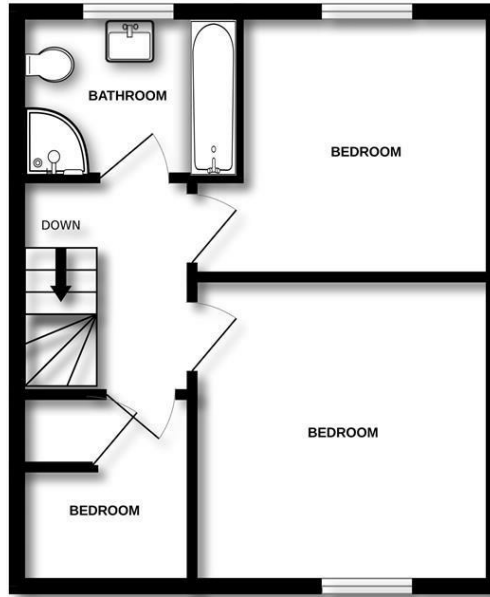
- None that the vendor is aware of



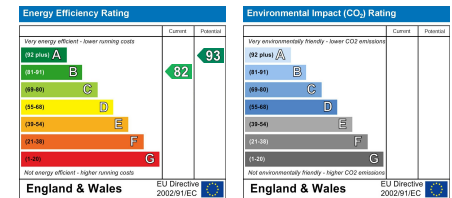
GROUND FLOOR



1ST FLOOR



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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