



**La Grange Place, Exning CB8 7HE**

**Guide Price £260,000**



## La Grange Place, Exning CB8 7HE

A three-bedroom detached home quietly tucked away in a private position, offered for sale with no onward chain.

The property offers spacious accommodation and includes an entrance porch, a kitchen/dining room, living room, downstairs bathroom, and three well-proportioned bedrooms, with an en suite to the main bedroom. It features double-glazed windows and gas central heating throughout.

Outside, the home boasts an enclosed garden, predominantly laid to lawn, with paved areas perfect for setting up tables and chairs.

### **Entrance Hall 6'2" x 2'9" (1.88m x 0.84m)**

low level W.C., pedestal hand basin with mixer tap over, bath. Vinyl flooring. Window

access to the front. Mainly laid to lawn with patio areas, mature climbing plants. Garage with power and light.

### **Kitchen/Dining Room 13'6" x 11'5" (4.14m x 3.48m)**

Spacious, country style kitchen with a range of eye and base level cupboards with marble effect work top over. Stainless steel sink with drainer and mixer tap over. Integrated eye-level double oven. Inset 4 ring gas hob with stainless steel extractor over. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Splashback tiles throughout work areas. Tiled flooring. Radiator. Window to side aspect.

### **Bedroom 1 12'2" x 11'1" (3.73m x 3.38)**

Half vaulted ceiling. Dual aspect windows to the front and side. Radiator.

### **PROPERTY INFORMATION**

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - End of terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 81 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

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

Location - What 3 Words -  
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### **Living Room 16'4" x 11'1" (5m x 3.4m)**

Generous living room with window to the side aspect and French doors to the rear garden. Wide plank wooden flooring. Radiator. Door to kitchen.

### **Bedroom 2 10'11" x 8'3" (3.33m x 2.54m)**

Good size bedroom. Window to the side aspect. Radiator.

### **Bedroom 3 9'6" x 6'0" (2.90m x 1.83m )**

Window to the front aspect.

### **Outside- Front**

Entrance porch. Gated access to rear garden.

### **Bathroom 8'7" x 6'0" (2.62m x 1.83m)**

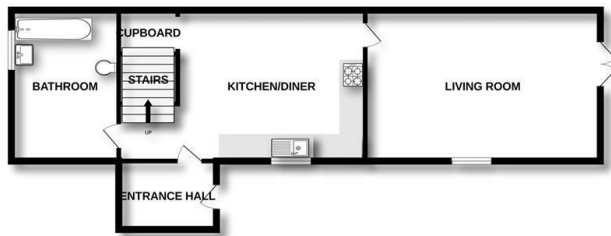
Modern white suite comprising of

### **Outside - Rear**

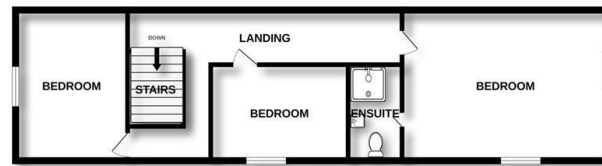
Fully enclosed garden with gated



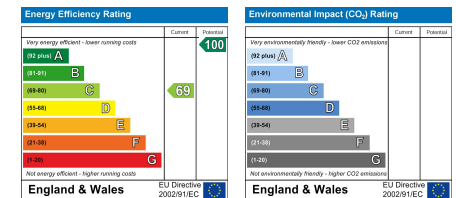
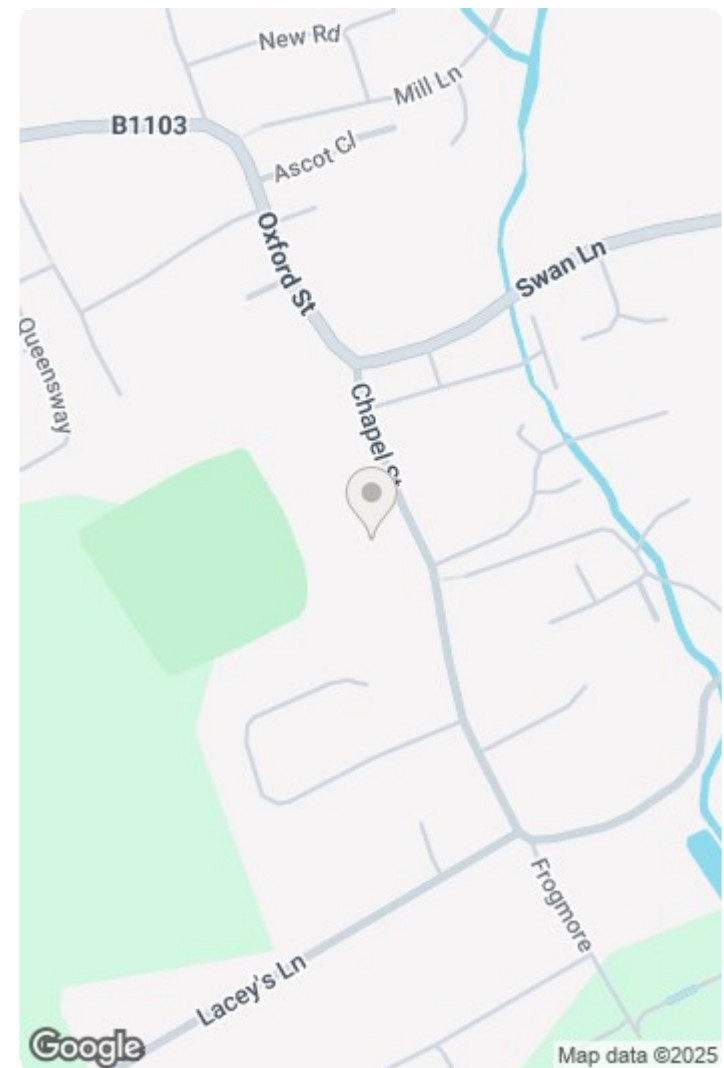
GROUND FLOOR



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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