



**Laceys Lane**  
**Newmarket, CB8 7HN**  
**Guide Price £250,000**



## Laceys Lane, Newmarket, CB8 7HN

A charming Victorian cottage nestling towards the end of this residential area and located in the picturesque and highly regarded village of Exning.

Enjoying some sizeable open plan living room/dining room, kitchen, bathroom, lean to/utility area and two double bedrooms.

Externally the property offers a delightful landscaped fully enclosed garden with extensive patio area.

Viewing recommended.



### Entrance Porch

With access and door leading through to:

### Lounge/Diner 12'4" x 23'7" (3.77 x 7.20)

Good sized lounge/dining area with featured log burner, Tv connection point, radiator, cupboard housing the electric metre, laid wooden flooring, staircase rising up to the first floor landing, sash window to the front aspect and door through to the:

### Kitchen 7'6" x 9'0" (2.31 x 2.75)

Fitted with a matching range of eye level and base storage units with working top surfaces over, tiling to splash back areas, stainless steel sink and drainer with mixer tap, space for cooker, space and plumbing for dishwasher, space for fridge freezer, double glazed window to side aspect and access and door leading to:

### Rear Lobby

Cupboard housing gas fired boiler serving domestic hot water and central heating system with radiators around the house, door through to lean to and access and door leading through to:

### Bathroom

Suite comprising of low level WC with

concealed cistern, vanity wash hand basin, panel sided bath with shower and screen, tiled walls and floor and obscured double glazed window to rear aspect.

### Utility Room 3'3", 42'7" x 13'2" (1.13 x 4.02)

With useful storage space, rear external door.

### First Floor Landing

Split level landing with access and door leading through to:

### Bedroom 1 12'4" x 10'0" (3.77 x 3.05)

Double bedroom with cast iron fireplace, radiator and sash window to the front aspect.

### Bedroom 2 12'4" x 9'11" (3.77 x 3.04)

Double bedroom with cast iron fireplace, radiator and sash window to the rear aspect.

### Outside - Front

Gravelled area with paved pathway to front of the property.

### Outside - Rear

Paved area providing right of way access to neighbouring property, further paved area with brick raised bed and arch, a variety of mature

plants and trees, the remainder of the garden being laid to lawn and completely enclosed.

### Property Information:

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 66 SQM

Parking – n/a

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 – Ofcom

suggest 'likely'

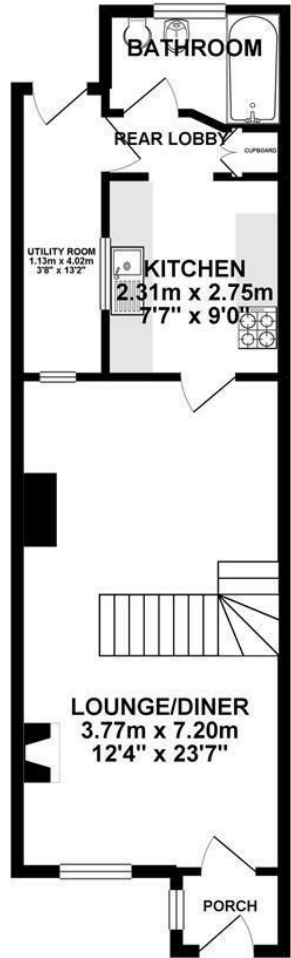
Rights of Way, Easements, Covenants –

None that the vendor is aware of

Location - What 3 Words -

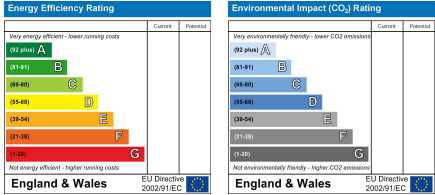
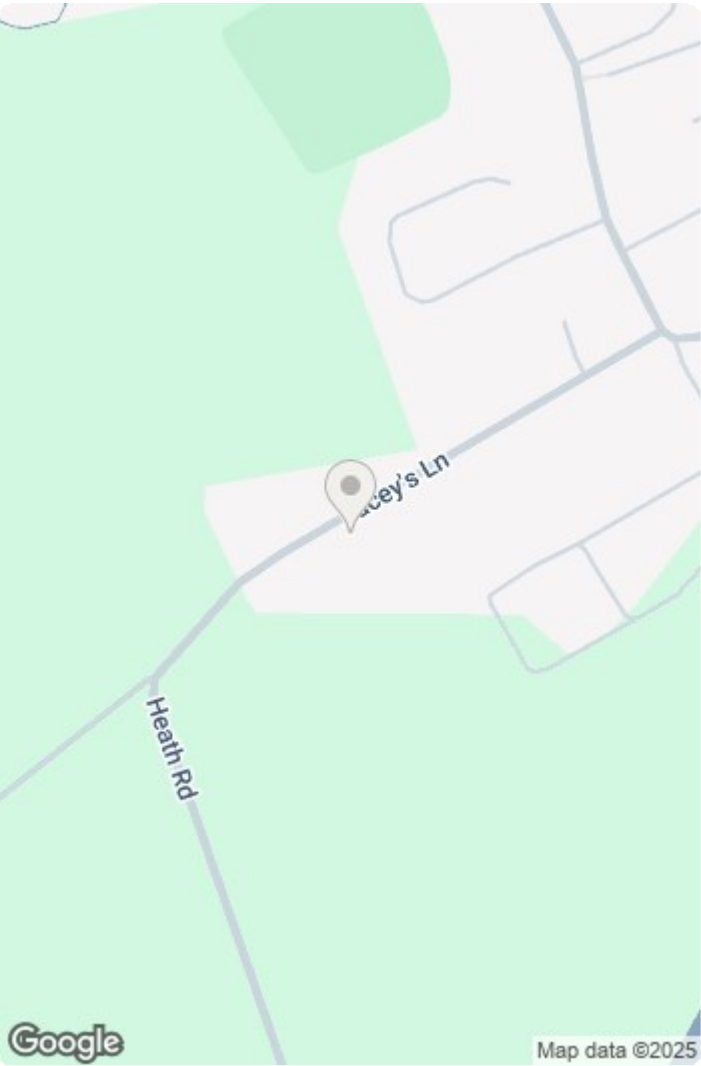
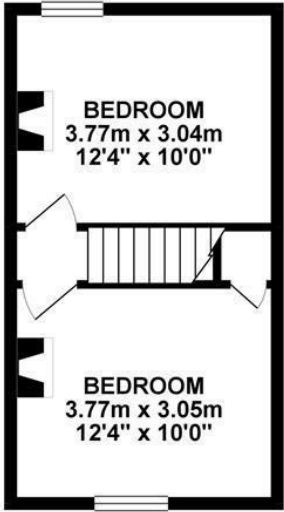
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GROUND FLOOR



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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1ST FLOOR



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