



Laceys Lane, Exning CB8 7HN

Guide Price £299,950

A charming bay-fronted Victorian property set in this well served and highly regarded village and enjoying extensive gardens to rear.

Incredibly deceptive, this property offers impressive accommodation to include sitting room, living room, dining room, refitted kitchen, two generous size bedrooms and sizeable bathroom.

Externally the property offers lovely, landscaped gardens.

Rarely available – viewing recommended.

Living Room 12'2" x 9'10" (3.71m x 3.02m)

Beautifully presented front reception room with wooden flooring. Bay window overlooking front aspect. Feature arc deco style fireplace with mantel and tiled hearth with storage cabinets to the alcoves either side. Radiator. Doors leading to front and living room.

Sitting Room 13'5" x 12'2" (4.09m x 3.71m)

Beautifully presented living room with wooden flooring. Inset fireplace fitted with wood burner stove with slate hearth and wooden beam mantel above. Under stairs cupboard. Radiator. Window overlooking rear aspect. Doors leading to front reception room. Opening to kitchen/dining room. Stairs to first floor.

Dining Room

Spacious dining room with wooden flooring.

Window overlooking side aspect. Half glazed door leading to rear garden. Radiator. Opening to living room and kitchen.

Kitchen 11'8" x 8'3" (3.58m x 2.54m)

Modern kitchen with range of matching eye and base level cupboards and storage drawers with wooden worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset induction hob with glass and stainless steel extractor over. Attractively tiled splashbacks to working areas. Space and plumbing for under counter washing machine and dishwasher. Space for fridge/freezer. LVT wood flooring. Window overlooking rear aspect. Opening to dining room.

Landing

Doors leading to bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 10'9" x 9'10" (3.30m x 3.02m)

Spacious double bedroom with window overlooking front aspect. Alcove shelving. Radiator. Door to landing.

Bedroom 2 10'2" x 7'4" (3.10m x 2.24m)

Well proportioned room with window overlooking rear aspect. Radiator. Door to landing.

Bathroom 11'5" x 8'0" (3.48m x 2.44m)

Generous bathroom with LVT wood flooring. White suite comprising low level W.C., pedestal hand basin, panelled bath and spacious walk-in shower with wall mounted shower. Window overlooking rear aspect.

Radiator. Attractively tiled to wet areas. Door to landing.

Outside - Front

Slate chip area with pathway leading to attractive half glazed front door. Edged with mature low hedging.

Outside - Rear

Charming rear garden with patio and lawn area, with mature shrub panting, to rear of house, following to a 'woodland' area with central pathway leading to brick built out building. Access gate to rear.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

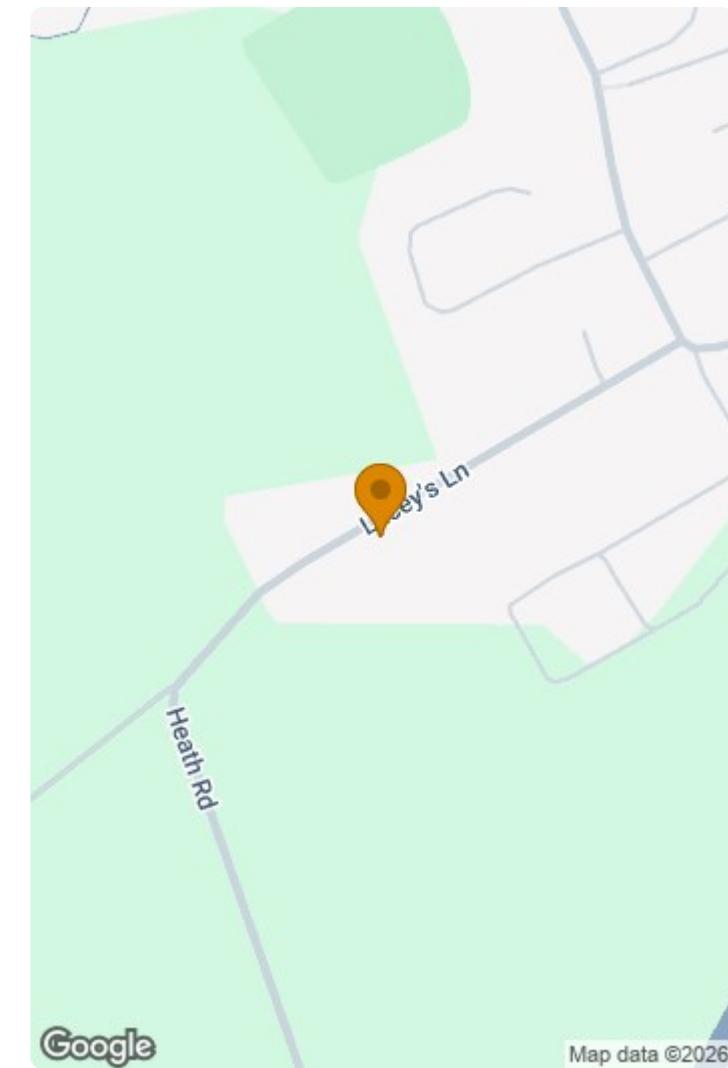
Mobile Signal/Coverage – Ofcom advise likely on all networks

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-90)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-90)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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