



La Grange Place, Exning CB8 7HE

Guide Price £235,000

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A pretty Victorian 2 bedroom cottage in a quiet location in Exning that benefits from an additional loft room.

Exning is a well sought after village with many amenities and peaceful countryside walks but within a couple of miles of Newmarket and has easy access to the A14 and surrounding area.

The accommodation comprises of separate living and dining rooms, a fitted kitchen and bathroom. There are two generous bedrooms upstairs with a converted loft room that is an ideal space to create a home office or private space.

Viewing is strongly recommended.

Entrance Hall

With doors leading to kitchen and bathroom.

Kitchen 12'5" x 6'10" (3.8m x 2.1m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level oven. Integrated fridge, freezer and dishwasher. Inset gas hob with stainless steel extractor over. Space and plumbing for washing machine. Attractively tiled splashbacks to working areas. Tiled flooring. Radiator. Window to side aspect. Half glazed doors to entrance hall and dining room.

Dining Room 12'5" x 10'2" (3.8m x 3.1m)

Spacious dining room with wooden flooring. Dual windows overlooking side aspect. Vertical radiator. Stairs to first floor. Half glazed door to kitchen. Opening to sitting room.

Sitting Room 12'9" x 12'5" (3.9m x 3.8m)

Spacious sitting with window overlooking front aspect. Wooden flooring. Feature fireplace with wood surround and mantel, stone hearth. Built-in cupboard to one alcove.

Victorian style radiator. Opening to dining room.

Bathroom

Modern bathroom with white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under and panelled bath with mixer tap with shower attachment and wall mounted shower over. Attractively tiled walls. Tiled flooring. Radiator. Obscured window. Door to entrance hall.

Landing

Doors to all bedrooms. Stairs to ground floor and loft space.

Bedroom 1 12'5" x 10'2" (3.8m x 3.1m)

Spacious bedroom with window overlooking front aspect. Fireplace with ornate surround and mantel. Built-in storage cupboard. Victorian style radiator. Door to landing. Airing cupboard with recently installed Worcester Bosch combi boiler.

Bedroom 2 12'5" x 7'6" (3.8m x 2.3m)

Generous room with window overlooking rear aspect. Victorian style radiator. Door to landing.

Loft Space

Spacious room with velux window. Stairs to first floor landing.

Outside

Split level courtyard garden with attractive brick wall and picket fence boundary. Side access with off street parking for up to 3 cars.

Outdoor tap, two outdoor 3-pin plug sockets and a storage shed large enough for multiple bicycles.

7kw electric car charger.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 80 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

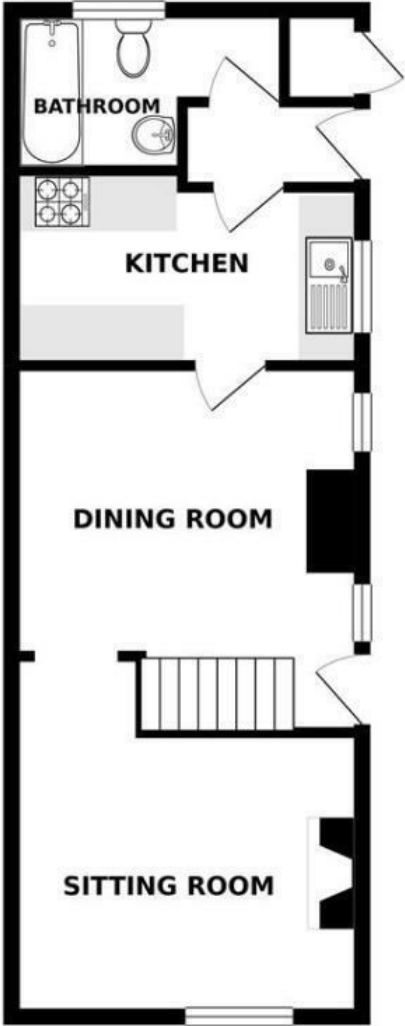
1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

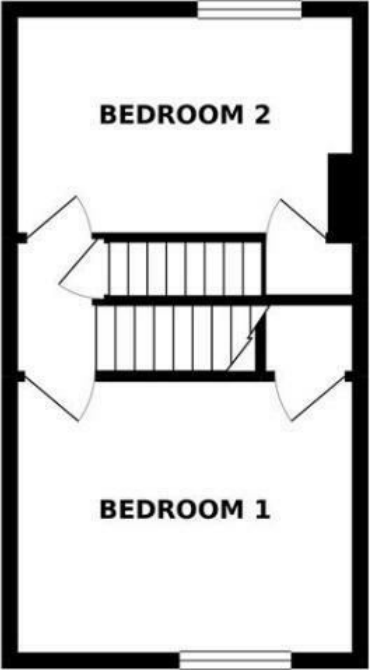
Rights of Way, Easements, Covenants – None that the vendor is aware of



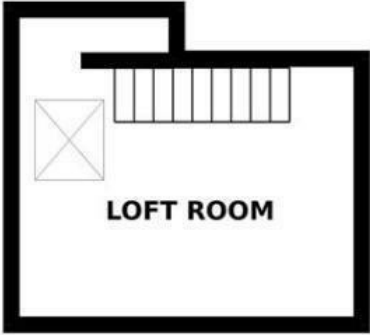
GROUND FLOOR 41.74 sq. m.
(449.24 sq. ft.)



1ST FLOOR 27.00 sq. m.
(290.60 sq. ft.)

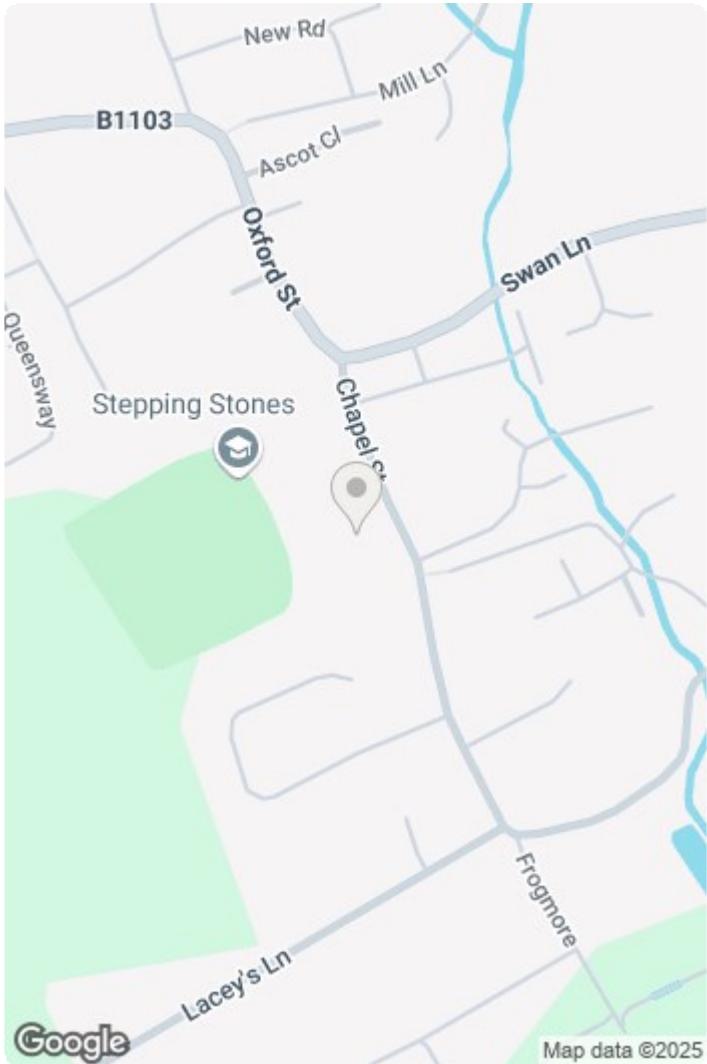


2ND FLOOR 12.00 sq. m.
(129.15 sq. ft.)



TOTAL FLOOR AREA : 80.73 sq. m. (868.99 sq. ft.) 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
35-43 F			35-43 F		
2-34 G			2-34 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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