



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

Laceys Lane, Newmarket, CB8 7HN

A charming Victorian bay-fronted cottage set within the heart of this well served and popular village and offered for sale with no onward chain.

Boasting accommodation to include sitting room with inset wood burner, dining room, refitted kitchen, cloakroom, two good size bedrooms and a first floor bathroom.

Externally the property offers a long and established rear garden.

About Exning:

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

Sitting Room 12'5" into bay x 12'2" (3.81 into bay x 3.73)

Good sized sitting room with featured log burner, TV connection point, radiator, laid wooden flooring, bay fronted window and door through to the:

Dining Room 12'2" max x 10'2" (3.73 max x 3.10)

Laid wooden flooring, storage cupboard, radiator, staircase rising to the first floor, window to the rear aspect and door through to the:

Kitchen 8'3" max x 8'2" (2.54 max x 2.51)

Modern fitted kitchen with inset sink and drainer with mixer tap, tiled splashback areas, integrated oven and gas burner hob with extractor hood above, fridge/freezer, tiled flooring, two windows to the side aspect and door through to the:

Inner Hallway

With side external door.

WC

Low level WC, hand basin and window to the rear aspect.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 12'2" x 10'0" (3.73 x 3.07)

Double bedroom with storage cupboard, radiator and window to the front aspect.

Bedroom 2 11'3" x 8'0" (3.43 x 2.46)

Double bedroom with laid wooden flooring, radiator and window to the rear aspect.

Bathroom

Four piece suite comprising a low level WC, hand basin with vanity cupboard under, walk-in shower cubicle, tiled flooring, airing cupboard and window to the rear aspect.

Outside - Rear

Large enclosed rear garden mostly laid to lawn with timber built garden shed.

Outside - Front

Enclosed by fencing frontage with pathway leading up to the front entrance.

Property Information:

Maintenance fee - N/A

EPC - E

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 - 75 SQM

Parking - n/a

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

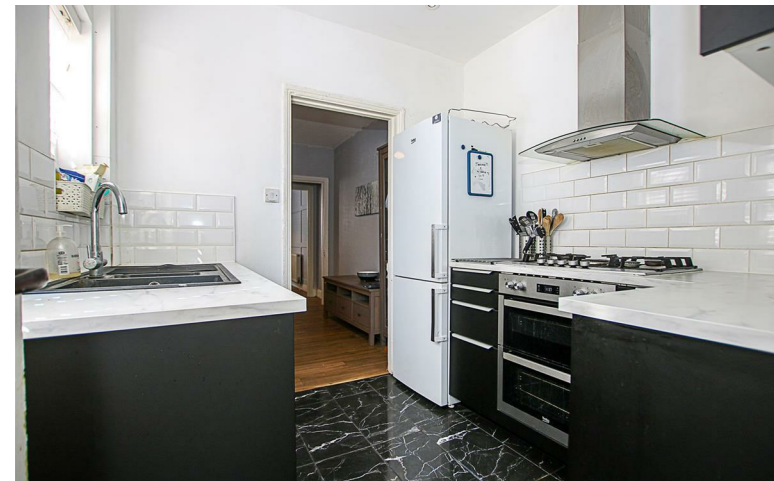
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom

suggest limited/none

Rights of Way, Easements, Covenants

- None that the vendor is aware of

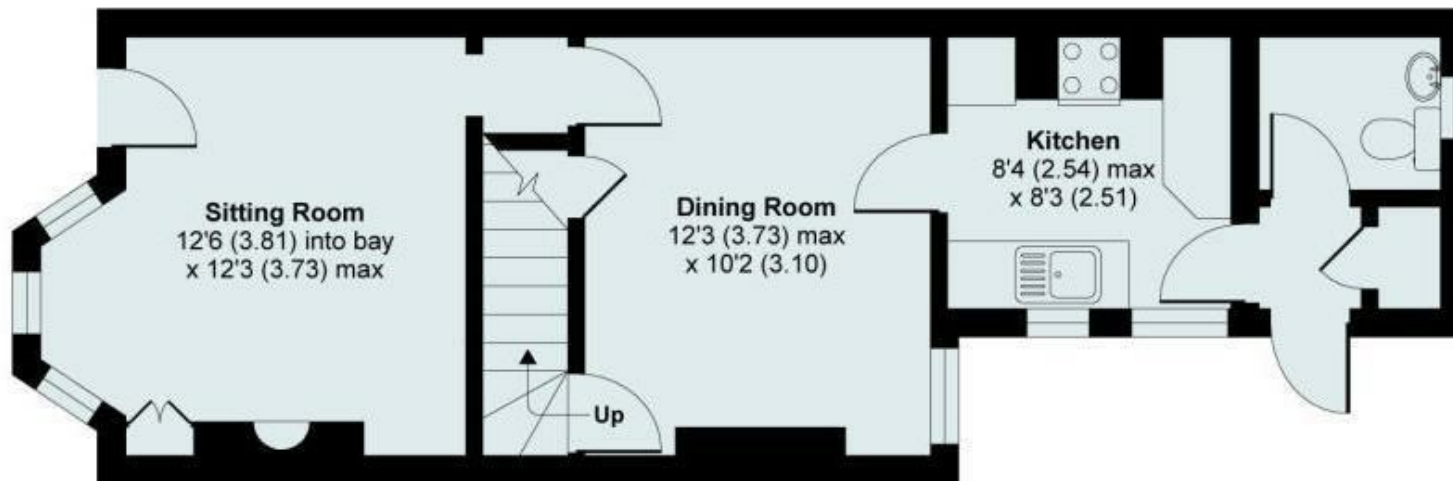


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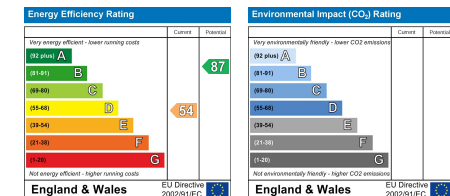
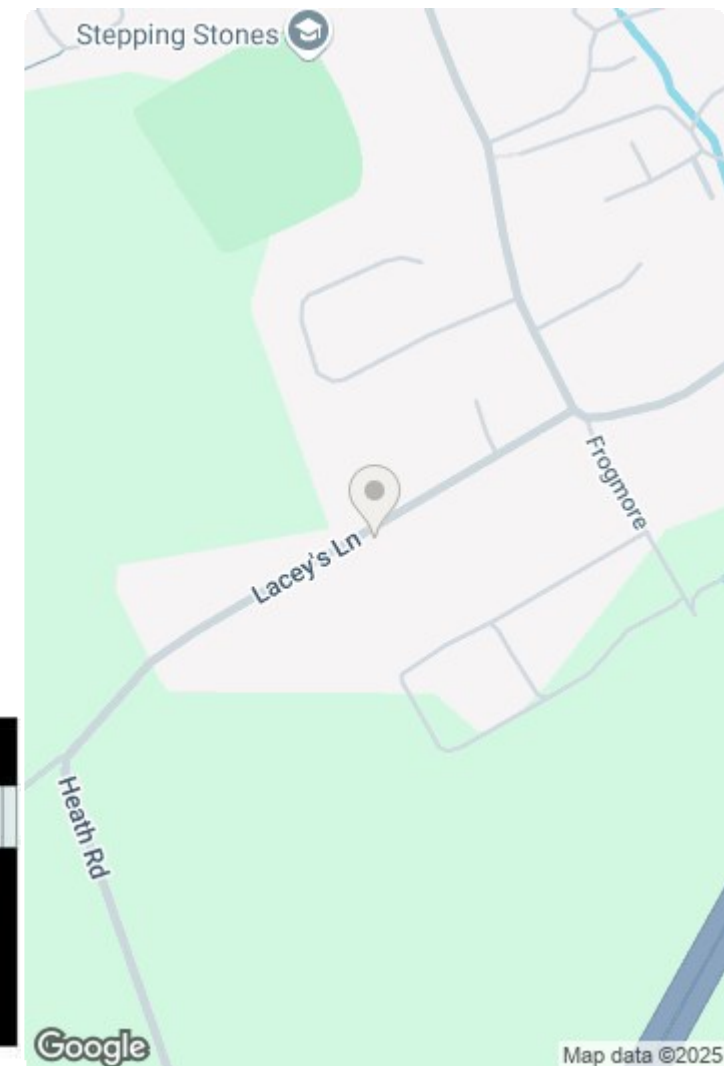
APPROX. GROSS INTERNAL FLOOR AREA 810 SQ FT 75.2 SQ METRES



FIRST FLOOR



GROUND FLOOR



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