



Lawn Lane, Sutton, CB6 2RE

**CHEFFINS**



## Lawn Lane

Sutton,  
CB6 2RE

- Extended Detached Bungalow
- 4 Bedrooms (1 Ensuite)
- Kitchen/Dining Room & Utility
- Garage & Ample Off Road Parking
- Enclosed Rear Garden
- Freehold / Council Tax Band C

An extended detached bungalow offering accommodation of approximately 1,312 square feet which includes open plan kitchen/dining room, lounge, utility room, 4 bedrooms (ensuite to master) and bathroom, together with ample off road vehicular parking, garage and enclosed rear garden.

4 2 1

Guide Price £395,000







## LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

## ENTRANCE VESTIBULE

With door to front aspect, door into:

## INNER HALLWAY

With built-in storage cupboard.

## OPEN PLAN KITCHEN / DINING ROOM

Kitchen area with 1 1/4 sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, hob with extractor hood above, plumbing for dishwasher, extended breakfast bar, door and double glazed window to rear garden, door through to lean-to.

Dining area with double glazed window to front aspect, radiator.

## LOUNGE

With double glazed windows to rear and side aspects, radiator, French doors to rear garden.

## BEDROOM 1

With double glazed window to side aspect, radiator, fitted wardrobe, radiator.

## ENSUITE

With shower cubicle, low level WC, pedestal hand basin, double glazed window to side aspect.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## BEDROOM 3

With double glazed window to front aspect, radiator.

## BEDROOM 4 / STUDY

With double glazed window to front aspect, radiator.

## UTILITY ROOM

With gas fired wall mounted boiler, plumbing for utilities.

## OUTSIDE

To the front of the property you will find ample off road vehicular parking leading to a garage with metal up and over door. To the rear of the property you will find a fully enclosed garden which is predominantly lawned.

## AGENTS NOTES

Construction is brick elevations under

a tiled roof and the property has mains water, drainage, gas and electricity connected.

## Flood risk:

Surface Water - low risk

Rivers & The Sea - very low risk

Reservoirs - Flooding from reservoirs is unlikely in this area

Ground Water - flooding from ground water is unlikely in this area

Information obtained from gov.uk website

xxxxxxxx is connected to the property and according to ofcom.org.uk mobile coverage is indicated to be 'Good'.

## MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - C

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

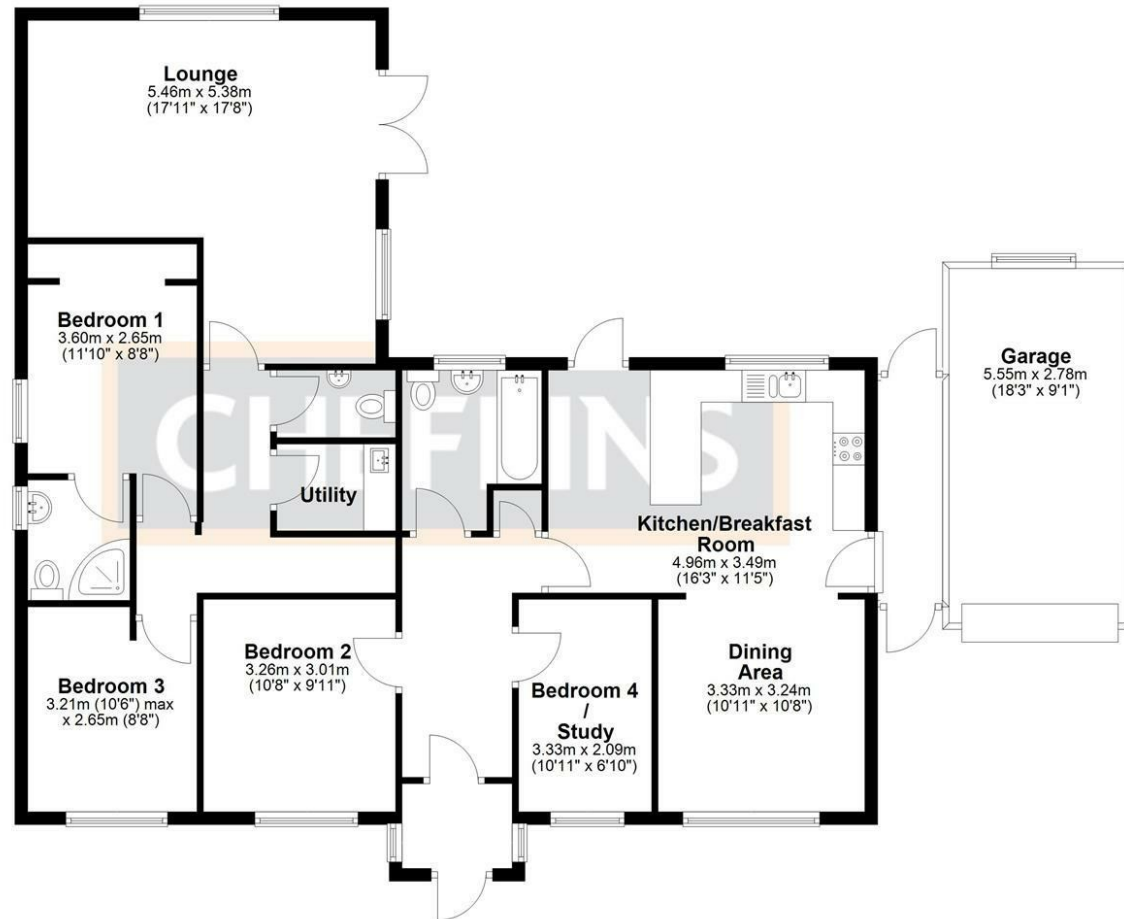








**Ground Floor**  
Approx. 122.0 sq. metres (1312.9 sq. feet)



Total area: approx. 122.0 sq. metres (1312.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £395,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.