



Laceys Lane, Exning, CB8 7HL

CHEFFINS

Laceys Lane

Exning,
CB8 7HL

- Attractive Period Cottage
- Three Bedrooms
- Rear Garden
- Gas Central Heating
- Wood Burning Stove
- Great Location
- Modern Kitchen and Bathroom
- NO CHAIN

An attractive bay fronted period property with charm and character in the popular village of Exning. With three bedrooms and first floor bathroom as well as an open plan lounge and dining room that leads to a modern kitchen this property provides generous accommodation throughout. Outside there is an attractive south facing rear garden. NO CHAIN.

3 1 1

Guide Price £265,000





LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

SITTING ROOM

with entrance door, bay window to the front aspect, solid wood flooring, recessed storage cupboard, fireplace with multi-fuel stove and ceramic hearth.

DINING ROOM

with stairs leading to the first floor, solid wood flooring, under stairs storage cupboard.

KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, integrated electric hob and oven, integrated fridge/freezer, ceramic tiled flooring, door through to;

LEAN TO

with a door leading out to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

with original wooden floor boards, recessed storage cupboards.

BEDROOM 2

with original wooden floor boards, access to the loft space.

BEDROOM 3/STUDY

BATHROOM

with a panelled bath with shower over, low level WC and a pedestal hand wash basin.

OUTSIDE

To the front of the property is a walled garden area with flower and shrubs and a pathway leading to the front entrance door.

To the rear of the property is a South facing garden mainly laid to lawn with flower and shrub borders, a garden shed, patio area.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terraced House

Property Construction - Brick walls and tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 753.47

Parking - On Street Parking

Heating sources - Gas boiler and radiators, wood burner in the sitting room.

For more information on this property, please refer to the Material Information Brochure on our website.

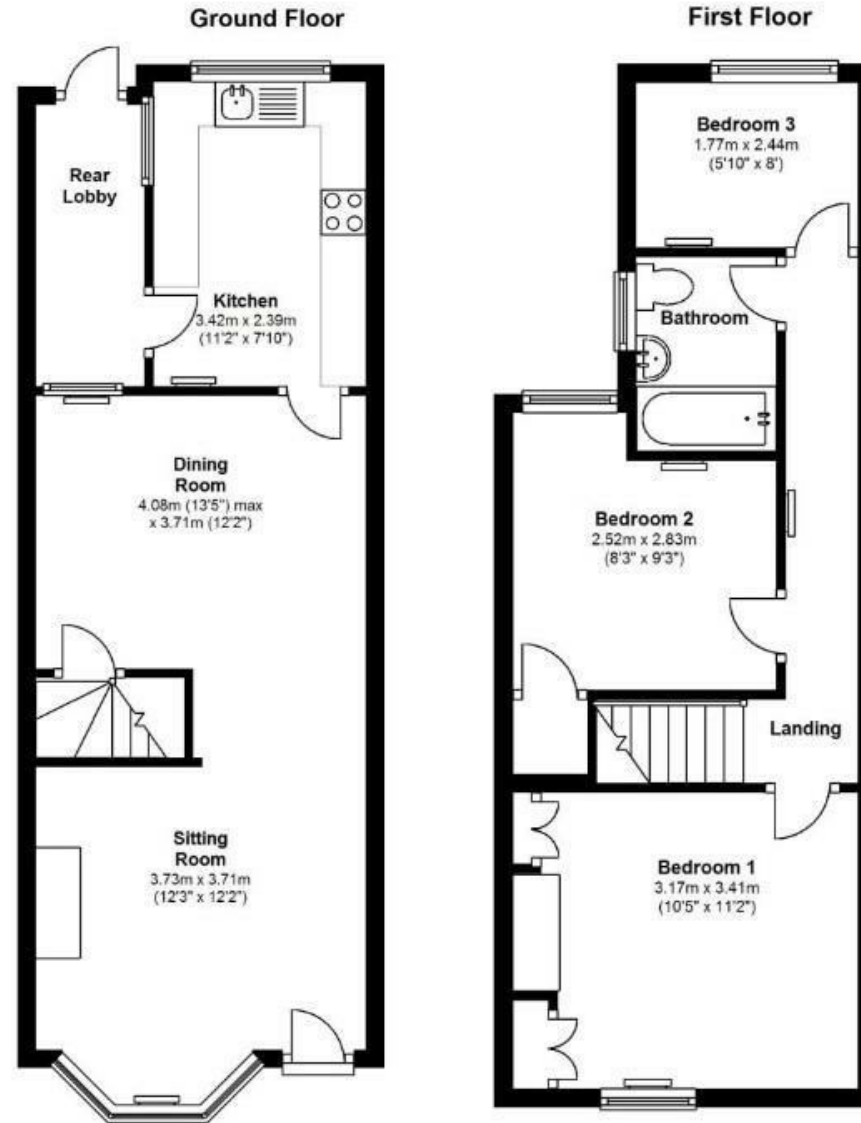
Rights of Way - Number 21 Laceys Lane has a right of way over the rear garden of number 19 Laceys Lane to the side passageway. Similarly the neighbouring properties (23,25,27,29) have a right of way over number 21 Laceys Lane's garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £265,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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.