

Laceys Lane, Exning
Newmarket, CB8 7HL
Guide Price £280,000

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Laceys Lane, Newmarket, CB8 7HL

A charming Victorian cottage that combines character with the contemporary located in this quiet position in the popular village of Exning.

Accommodation includes a living room, dining room, fitted kitchen, ground floor bathroom, utility room, two bedrooms and accessible loft space.

Outside, the rear garden is enclosed and is mainly laid to lawn with flower and shrub borders.

Viewing is highly recommended.

Entrance Way
Front door leading to:

Living room
12'5" x 10'8"
Fireplace with ornate black surround, mantelpiece and tiled floor. Window to front aspect. Internal door leading through to dining room.

Dining Room
12'5" x 10'7"
Rustic exposed-brick fireplace with traditional arched opening and recently fitted black log burner. External glazed door to rear side passage. Open doorway leads through to kitchen.

Kitchen
10'0" x 8'3"
Fitted with a range of matching eye and base level units with worktop over. Integrated granite sink with drainage board and mixer tap. Space for white goods. Window to side aspect. Internal door leading to hallway.

Hallway
Boiler cupboard - boiler has been recently replaced. External door leading to side aspect with easy access to utility room.

Bathroom
8'3" x 6'4"
Newly refurbished bathroom suite comprising of panelled bath with shower overhead, WC and handwash basin.

Utility Room
8'3" x 4'3"
Access via external door from garden. Newly renovated sink unit, with storage. Plumbing for washing machine.

Bedroom 1
Built in wardrobes, and window to front aspect.

Bedroom 2
Window to rear aspect.

Loft Space
Access via staircase. Carpeted loft space.

Outside Front
Enclosed, gated patio area with wheelie bin shed.

Outside Rear
Patio area for outdoor seating, leading to a lawned area with a raised flower bed, and an astro-turfed area with a pergola. Timber sheds to the rear of the garden.

Location
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.

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
SQM: 88.4 square metres
Parking – On-Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

2ND FLOOR
175 sq.ft. (16.2 sq.m.) approx.

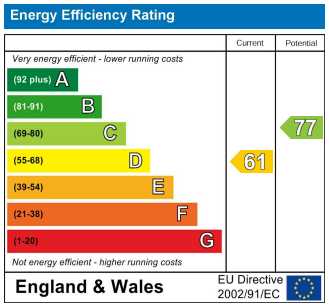


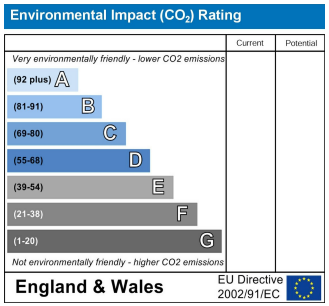
TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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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- **Popular Village Location**
- **Charming Victoria Cottage**
- **Traditional Character Features**
- **Tasteful And Contemporary Design**
- **Two Double Bedrooms**
- **Utility Room**
- **Accessible Loft Space**
- **Enclosed Garden**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.




















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