



**5, Old School Lane
Brinkley, CB8 0SJ
£275,000**

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5, Old School Lane, Brinkley, CB8 0SJ

A modern and detached bungalow superbly nestling towards the end of this quiet cul-de-sac and located in this picturesque and highly regarded village.

Requiring a little updating and modernisation, this property boasts accommodation to include entrance hall, living room/dining room, kitchen, two double bedrooms and bathroom.

Externally the property offers a fully enclosed south facing garden.

No chain – viewing recommended.

Entrance Hall

Doors leading to living/dining room, bedrooms, kitchen and bathroom, with built-in storage cupboards.

WC

Window to side aspect of the property. Low level WC.

Bathroom

Window to side aspect of the property. Panelled bath with shower attachment over, and a handwash basin.

Kitchen 11'2" x 9'2"

(3.35m'0.61m" x 2.74m'0.61m")

Fitted with a range on eye and base level units, with worktop over. Stainless steel sink and drainer with mixer tap over. Space for white goods available. Window to rear aspect, side access to garden.

Living/Dining Room 20'5" x 12'7"

(6.10m'1.52m" x 3.66m'2.13m)

Large french sliding doors leading to rear garden.

Bedroom 1 14'2" x 9'

(4.27m'0.61m" x 2.74m')

Built in storage cupboard, window to front aspect.

Bedroom 2 11'3 x 11' (3.35m'0.91m x 3.35m')

Built in storage cupboard, window to front aspect.

Outside Front

Laid lawn to front of property with paved path leading to gated entrance. Range of mature shrubberies.

Outside Rear

Laid lawn with large patio area and a bricked outhouse, with access around the property. Enclosed with fencing and mature shrubbery.

Location

Brinkley, Cambridgeshire, is nestled on the Cambridgeshire and Suffolk border near Newmarket. Brinkley is a highly sought-after, picture-postcard village that offers the ultimate peaceful countryside lifestyle. This friendly, tight-knit community features charming historic architecture, a modern children's playground, and fantastic social hubs like the vibrant village hall and the popular Red Lion pub. While residents enjoy a quiet, rural setting free from busy commercial traffic, everyday conveniences are just minutes away, with excellent local schooling nearby, comprehensive shopping in Newmarket, and Dullingham railway station providing fast, easy commuter links to Cambridge.

Property Information

EPC - E

Tenure - Free hold

Council Tax Band - C - East

Cambridgeshire

Property Type - Detached Bungalow

Property Construction – Brick construction

Number & Types of Room – Please refer to the floorplan

Square Meters - 67 SQM

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type – Full Fibre, direct to home, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

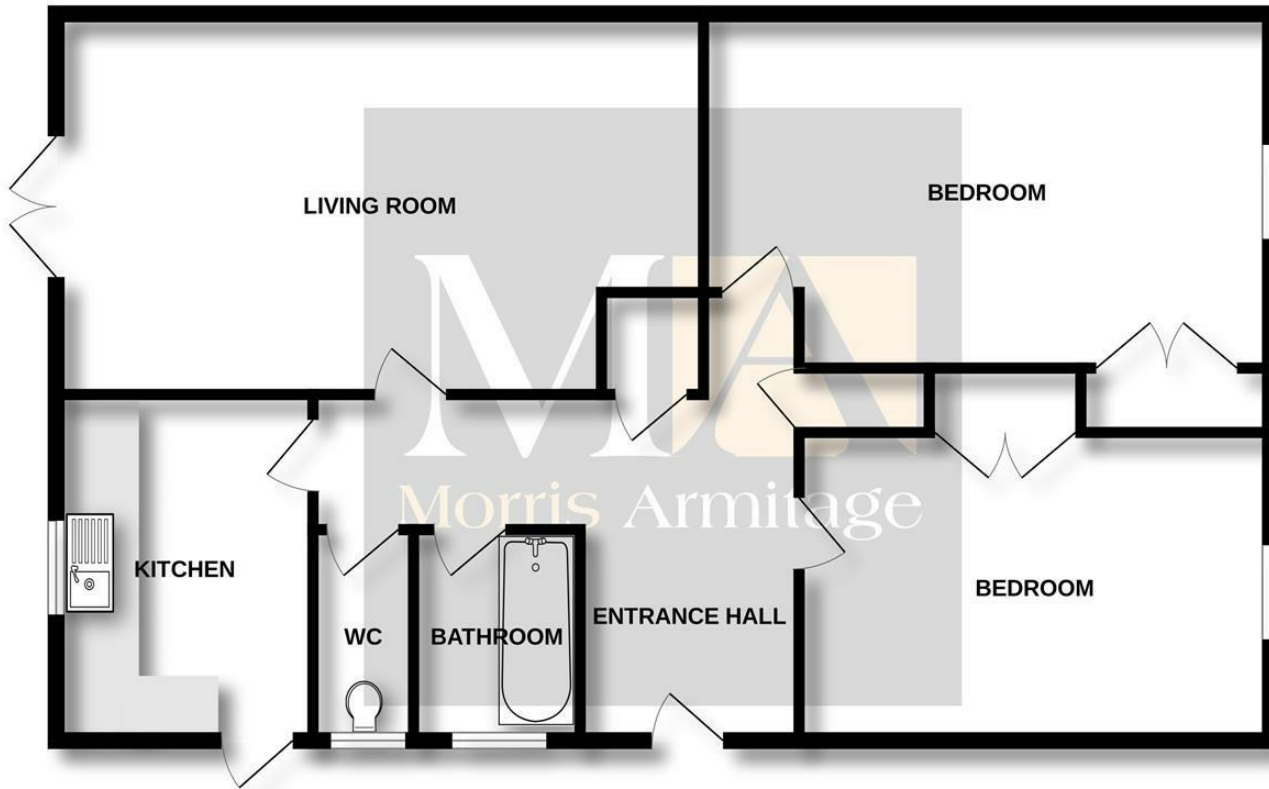
advise likely on all networks

Rights of Way, Easements, Covenants

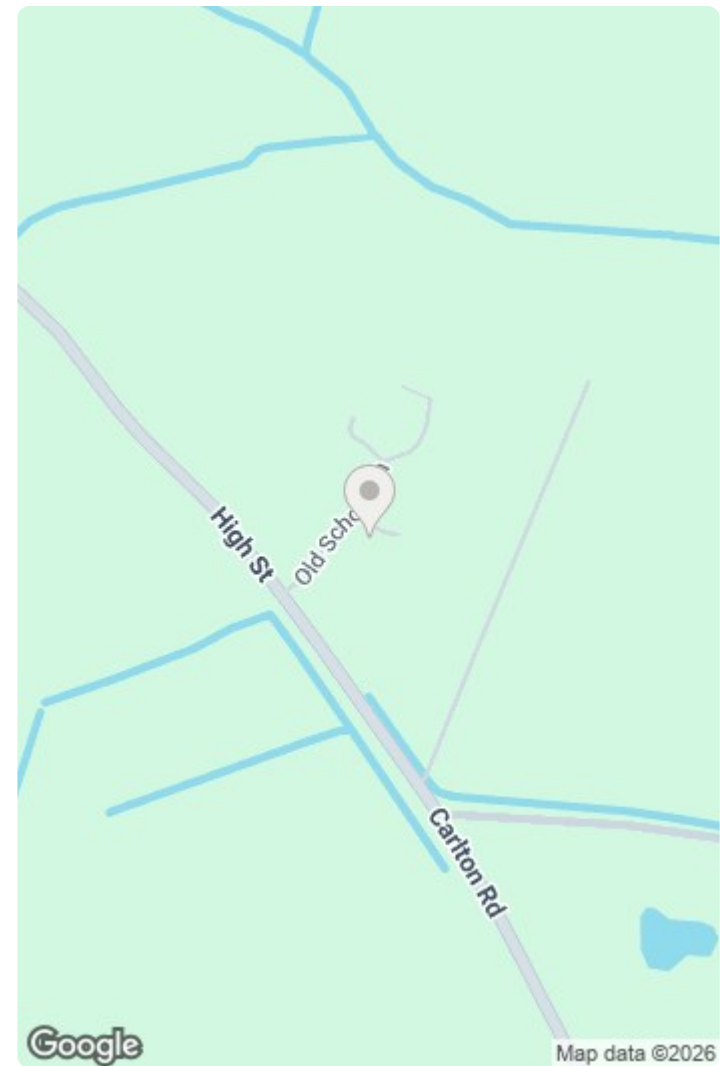
– None that the vendor is aware of



GROUND FLOOR



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	
Current	Potential	Current	Potential
44	83		

The Energy Efficiency Rating chart shows a scale from A (Very energy efficient) to G (Not energy efficient). The current rating is 44 (G) and the potential rating is 83 (B). The Environmental Impact (CO₂) Rating chart shows a scale from A (Very environmentally friendly) to G (Not environmentally friendly). The current rating is 83 (B) and the potential rating is 83 (B).

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