



**The Leys,
Burwell, CB25 0DZ
Guide Price £429,950**

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The Leys, Burwell, CB25 0DZ

An almost new semi-detached townhouse set in the heart of this thriving and highly regarded village setting and located at the end of a quiet lane and within walking distance of all amenities.

This impressive property offers some sizeable rooms and boasts space over three floors of around 1320 square foot. Accommodation includes entrance porch, living room, splendid open plan kitchen/dining room, cloakroom/utility area, three bedrooms (two ensembles) and a family bathroom.

Externally the property offers a fully enclosed rear garden, extensive patio area and two allocated parking spaces.

No chain – viewing recommended.

Entrance Hall
Door leading to stairs and internal door leading to:

Living Room
19'10" x 14'6"
Windows to side aspect and front aspect.

Kitchen/Dining Room
22'5" x 12'9"
Fitted with a range of eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Intergrated oven. Integrated hob with extractor hood. Intergrated under counter fridge and freezer. Intergrated dishwasher. Breakfast bar with room for seating. Velux windows over dining area and french doors leading to rear garden.

Utility/WC
WC and handwash basin. Space for washing machine and tumble dryer. Window to side aspect.

Bedroom 2
14'1" x 9'4"
Built in storage, door leading to ensuite. Window to rear aspect.

Bedroom 2 En-Suite
WC, hand wash basin, shower unit. Window to side aspect.

Family Bathroom
Panelled bath, WC, hand wash basin, shower unit. Window to side aspect.

Bedroom 3
9'2" x 7'10"
Window to front aspect.

Bedroom 1
14'6" x 12'2"
Velux windows, door to ensuite

Bedroom 1 En-Suite
WC, hand wash basin, shower unit. Velux window.

Outside Front
Two allocated parking spaces, with visitor parking available. also includes and EV charging point.

Outside Rear
Enclosed, extremely well kept garden with patio area and a gravel path leading to garden shed.

Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell

balances rural tranquillity with convenient access to urban facilities.

Property Information
EPC - A
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Semi-detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 122 SQM
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric - Air Source
Broadband Connected - Ultrafast broadband
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



Approximate Gross Internal Area 1321 sq ft - 122 sq m

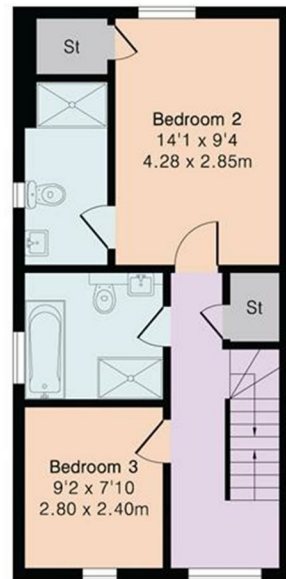
Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 454 sq ft – 42 sq m

Second Floor Area 264 sq ft – 24 sq m



Ground Floor



First Floor



Second Floor

- **Highly Regarded Village Setting**
- **Located On A Quiet Lane**
- **Open Plan Kitchen/Diner**
- **Multiple En-Suites**
- **Enclosed Garden**
- **Two Allocated Parking Spaces**
- **EV Charging Point**
- **NO CHAIN**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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