

DAVID BURR

52 Laceys Lane,
Exning






BOSCH



52 Laceys Lane, Exning, CB8 7HL

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include an Ofsted rated outstanding primary school, several public houses, post office, local shops and parks. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

Beautifully presented throughout, this charming mid-terrace home retains plenty of character and enjoys a warm and welcoming feel. Situated along a popular road within the sought-after village of Exning, on the outskirts of Newmarket, the property provides an appealing home for first-time buyers and downsizers alike, with a delightful enclosed rear garden.

A beautifully presented and characterful home in a popular village location, together with a delightful enclosed rear garden.

Ground Floor

DINING ROOM The property is entered via the front door into the dining room, which enjoys a double-glazed window to the front aspect fitted with attractive shutter blinds. An attractive gas-fired fireplace provides a focal point, with a useful cupboard housing the meters.

LIVING ROOM A cosy and inviting space, featuring a multi-fuel burner and a door leading out to the rear garden. Stairs rise to the first floor.

KITCHEN The galley-style kitchen is fitted with an excellent range of eye and base level storage units, complemented by wooden worktop surfaces incorporating a breakfast bar. There is an inset one-and-a-quarter bowl sink and drainer, built-in oven and microwave, four-ring induction hob, space for a fridge and freezer, and plumbing for a dishwasher. Windows to the side aspect allow plenty of natural light.

UTILITY ROOM The adjoining utility room offers further practicality, with plumbing for a washing machine, a wall-mounted gas-fired boiler and a door leading out to the rear garden.

CLOAKROOM Fitted with a WC, wash hand basin, mirrored storage unit and an obscured window to the rear aspect.

First Floor

BEDROOM 1 A well-proportioned double bedroom with a double-glazed window to the front aspect, fitted with attractive shutter blinds, and an attractive decorative cast iron fireplace.

BATHROOM A particularly well-appointed four-piece bathroom comprising a bath, separate shower cubicle, wash hand basin set within a vanity unit and WC. There is also a fantastic-sized storage cupboard and an obscured double-glazed window to the rear aspect.

LOFT SPACE The loft space provides excellent additional storage, with a Velux rooflight to the rear aspect and a further large cupboard providing useful storage.

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Outside

To the rear, the property enjoys an enclosed garden, with a terrace providing an ideal space for outdoor dining and entertaining. The garden is predominantly laid to shingle, with a variety of trees and established planting to the borders, leading down to a garden shed at the far end. A right of way passes across the rear garden of the neighbouring property.

To the front, there is an attractive, low-maintenance garden with a pathway leading to the front entrance.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND B. (£1,754.79 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS crackled.district.pillow

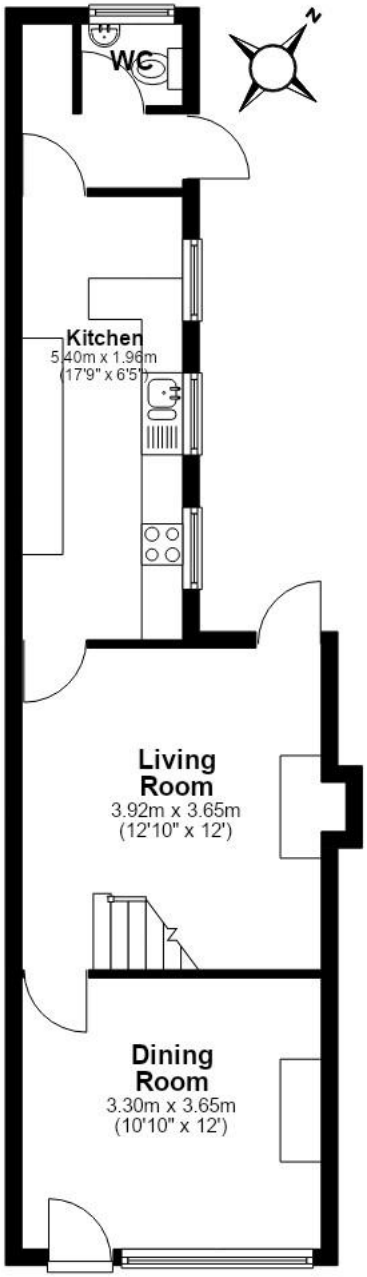
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



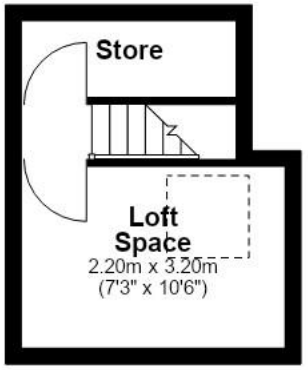
First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Second Floor

Approx. 11.7 sq. metres (125.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Laceys Lane







