



Malting Lane, Isleham, CB7 5RZ

**CHEFFINS**

## Malting Lane

Isleham,  
CB7 5RZ

- 3 Storey Town House
- 4 Bedrooms - 1 Ensuite
- Large Sitting Room
- Well Equipped Fitted Kitchen/Dining Room
- Village location
- Garden & Parking
- Available August 2026

A substantial 4 bedroom town house with accommodation arranged over three floors. The property is well presented throughout and benefits from a well-equipped fitted kitchen and dining room with double aspect, a top floor master bedroom with an ensuite and a large ground floor sitting room. Additional features include gas central heating, sealed unit double glazing, off-road parking for 2 vehicles. EPC: C, Council Tax Band: D.

 4  2  2

**£1,400 PCM**





## LOCATION

ISLEHAM is an attractive village with good local facilities including a range of shops, post office, primary school and parish church. The racing town of Newmarket lies seven miles south via the A14, the cathedral city of Bury St Edmunds lies 17 miles south east via the A14, and the university city of Cambridge lies 18 miles south west via the A142 and A14. Mainline rail services are situated at both Ely and Newmarket.

## ENTRANCE PORCH

with half glazed entrance door leading from Malting Lane.

## CLOAKROOM

with low level WC, hand basin with tiled splash backs, extractor fan

## INNER HALLWAY

with access to roof space, stairs leading down to mid floor, radiator.

## KITCHEN/DINING ROOM

with a well equipped fitted kitchen comprising 1.5 bowl stainless steel sink unit and drainer with mixer tap, a range of fitted base and wall mounted units, worktops and tiled splash backs, integrated Neff eye level stainless steel oven and grill, 5 burner gas hob with stainless steel extractor hood over, integrated Smeg dishwasher, integrated washing machine, cupboard housing Vokera gas fired central heating boiler, tiled flooring, radiator, window to front aspect, and bay window to side aspect.

## MASTER BEDROOM

with double built-in wardrobe, radiator, pair of French doors with glazed side screens with a Juliette balcony and far reaching views.

## ENSUITE BATHROOM

with bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splash backs, shaver point, ladder style heated towel rail, window to rear aspect.

## MID FLOOR LANDING

with stairs leading down to the ground floor, radiator.

## BEDROOM 2

with radiator, window to rear aspect.

## BEDROOM 3

with radiator, window to side aspect.

## BEDROOM 4

with radiator, window to side aspect.

## BATHROOM

with bath with mixer tap and shower attachment, hand basin with mixer tap and cupboard storage under, low level WC, tiled splash backs, shaver point, airing cupboard with cylinder immersion, extractor fan, radiator.

## GROUND FLOOR

### HALLWAY

with walk-in under stair storage cupboard, radiator.

### SITTING ROOM

with feature fireplace, slate hearth and surround, laminate flooring, radiator, window to rear aspect, pair of French doors leading to the rear garden.

## GAMES ROOM

### OUTSIDE

To the rear of the property is a low maintenance walled south facing rear garden, laid to paving and shingle with a timber shed and gated access to the rear.

Adjoining the property are 2 allocated parking spaces.

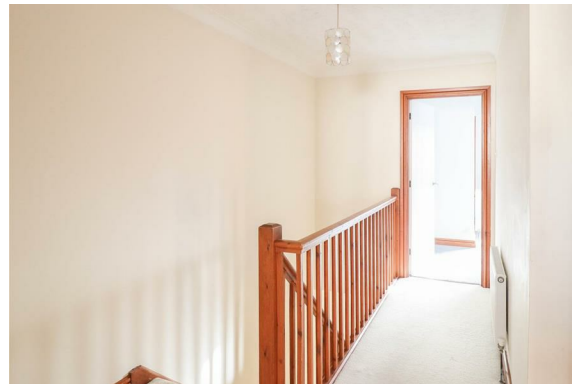
## Letting Agents Notes

Deposit - £1615.00

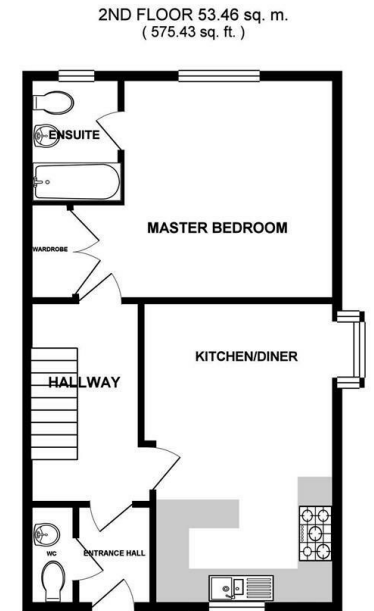
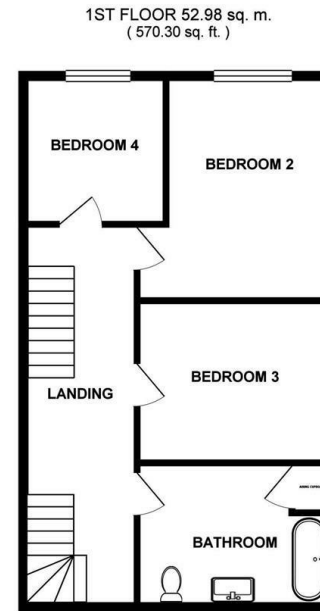
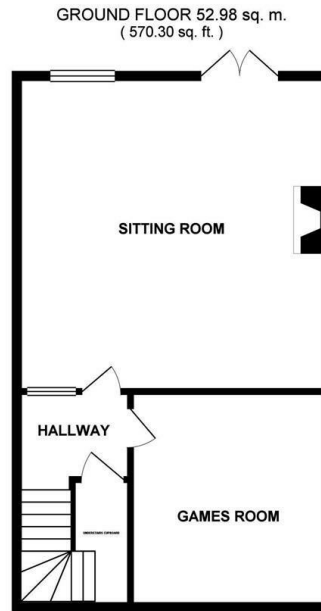
Holding Deposit - £323.00

EPC - C

Square Footage - 1765.28







TOTAL FLOOR AREA : 159.43 sq. m. ( 1716.04 sq. ft. ) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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	

£1,400 PCM

Council Tax Band - D

Local Authority - East Cambridgeshire

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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.

