**Hythe Lane, Burwell**
**Cambridge, CB25 0EH**
**Guide Price £375,000**

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# Hythe Lane, Cambridge, CB25 0EH

**A charming detached period property occupying a convenient position in the heart of the popular village of Burwell, with the village's range of shops, amenities and everyday facilities all within easy reach.**

**The property has been comprehensively renovated by the current owners and is presented in excellent condition throughout, combining character features with a fresh and contemporary finish. The accommodation comprises a welcoming living room, separate dining room, two bedrooms and a well-appointed bathroom.**

**To the rear, the property benefits from a private enclosed garden, providing a pleasant outdoor space with plenty of room for relaxing and entertaining.**

**Offered for sale with the distinct advantage of no onward chain.**

## Entrance Way
Front door leading to:

## Living Room
13'10" x 10'5"
Beam detailing to ceiling, spotlight lighting, chrome plug sockets. Window to front aspect.

## Dining Room
12'5" x 10'6"
Beam detailing to ceiling, radiator, spotlight lighting, chrome plug sockets. Storage cupboard. Window to front aspect

## Kitchen/Breakfast Room
26'10" x 7'11"
Beautifully designed and fitted with a range of matching eye and base level units with worktop over and a tiled splashback. Integrated into the kitchen a farmhouse style white sink and drainage board with a gold mixer tap. Other integrated appliances include: an oven and induction hob. There is space for other white goods.
Beam detailing to ceiling, with fixed track lighting. Sliding doors leading to rear garden. Windows to rear aspect.

## Bedroom 1
12'5" x 10'6"
Carpeted room, spotlight lighting, chrome plug sockets. Window to front aspect.

## Bedroom 2
14'1" x 10'7"
Carpeted room, spotlight lighting, chrome plug sockets. Window to front aspect.

## Bathroom
Corner bath with gold tap and shower head fixtures, WC, handwash basin with gold mixer tap feature, and a gold ladder style heated towel rail. Window to rear aspect.

## Outside Front
Bordered with flint chippings, pavement leads to front door. Access to rear via side gate.

## Outside Rear
The rear of the property is well kept and consists of a patio which leads straight from rear of property, there is plenty for space for seating. A raised bed with newly planted shrubs and steps leads to the lawn area. At the rear of the garden there is a decked area and a shed.

## Property Information
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 104 SQM
Parking –
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

## 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.

# Approximate Gross Internal Area 1119 sq ft - 104 sq m

Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 444 sq ft – 41 sq m

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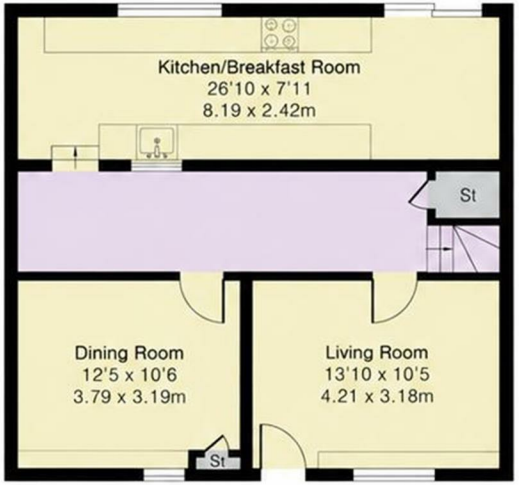
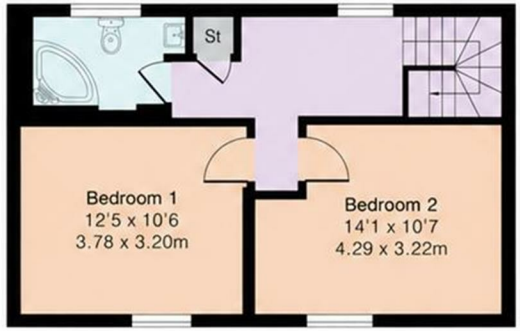
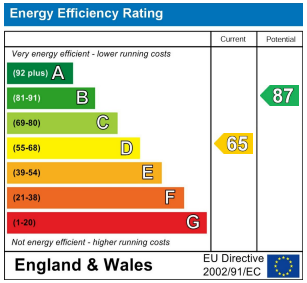
- **Sought After Village Location**
- **Close To Local Amenities**
- **Recently Renovated**
- **Beautifully Presented**
- **2 Reception Rooms**
- **2 Bedrooms**

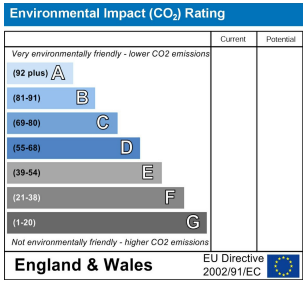



Ground Floor




First Floor




PINKPLAN

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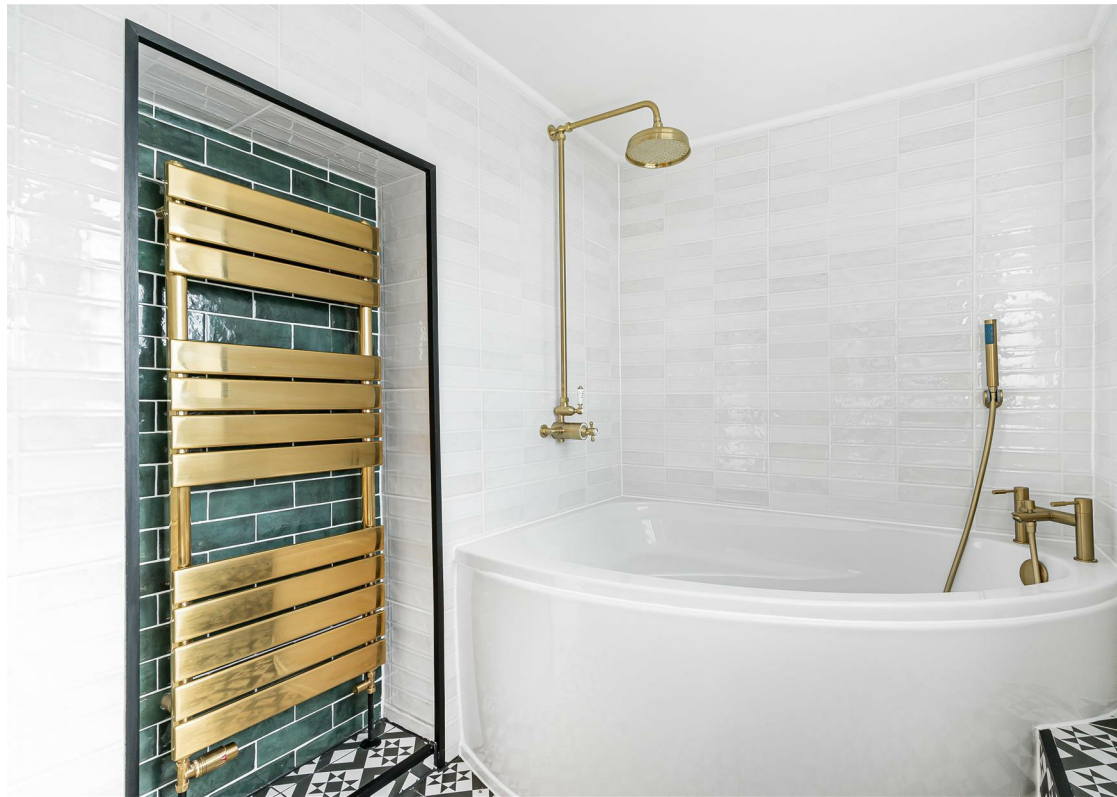
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