



**30 Laceys Lane**  
**Exning, Suffolk CB8 7HL**  
**Guide Price £289,995**



## 30 Laceys Lane, Exning, Suffolk CB8 7HL

A superbly presented, fully updated and improved Victorian end of terrace property set within this popular and highly regarded Suffolk Village.

Tastefully decorated and boasting a charming blend of character features and modern conveniences, the property boasts accommodation to include a sitting room with open fireplace and wood burning stove, dining room (also with wood burning stove), a re-fitted kitchen, inner lobby, downstairs bathroom, two double bedrooms to the first floor with a cleverly extended loft conversion offering a third bedroom, en-suite cloakroom and useful eaves storage.

The property also enjoys a good sized, mature, pleasant and fully enclosed rear garden with Summerhouse and paved seating/patio area.

Early viewing is essential.

EPC (D)

### Accommodation Details

Part glazed front door leading through to:

#### Sitting Room 12'5" x 10'8" (3.78m x 3.25m)

With window to the front aspect, feature fireplace to the side housing wood burning stove, engineered oak flooring, TV aerial connection point radiator, access and door leading through to:

#### Inner Hall

With staircase rising to the first floor, access and door leading through to:

#### Dining Room 12'5" x 10'2" (3.78m x 3.10m)

With window to the rear aspect, feature fireplace to the side housing wood burning stove, engineered oak flooring, radiator, glazed door leading through to:

#### Kitchen 10'3" x 6'11" (3.12m x 2.11m)

Newly fitted with a range of eye level and base storage units with wood block working top surfaces over, space for cooker with extractor over, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, inset sink unit with mixer tap over, Amtico wood effect flooring, radiator, window to the side aspect, opening leading through to:

#### Inner Lobby

With built in larder cupboard, door to the side aspect, Amtico wood effect flooring, access and door leading through to:

#### Bathroom

With suite comprising panel bath with mixer taps/shower attachment, was hand basin set in vanity unit and low level WC, Amtico wood effect flooring, tiled walls, radiator, window with obscured glass to the side aspect.

#### First Floor Landing

With staircase rising to the second floor, access and door leading through to:

#### Bedroom 1 12'6" x 10'2" (3.81m x 3.10m)

With window to the rear aspect, recently fitted built in triple wardrobe, radiator.

#### Bedroom 2 12'6" x 8'5" (3.81m x 2.57m)

With window to the front aspect, radiator.

#### Second Floor Landing

With door leading to useful eaves storage, access and door leading through to:

#### Bedroom 3 10'3" x 9'8" (3.12m x 2.95m)

With window to the rear aspect, built in wardrobe, radiator, access and door leading through to:

#### En-Suite/Cloakroom

Comprising wash hand basin and low level WC, heated towel rail, part tiled walls, wood effect flooring, extractor, window with obscured glass to the rear aspect.

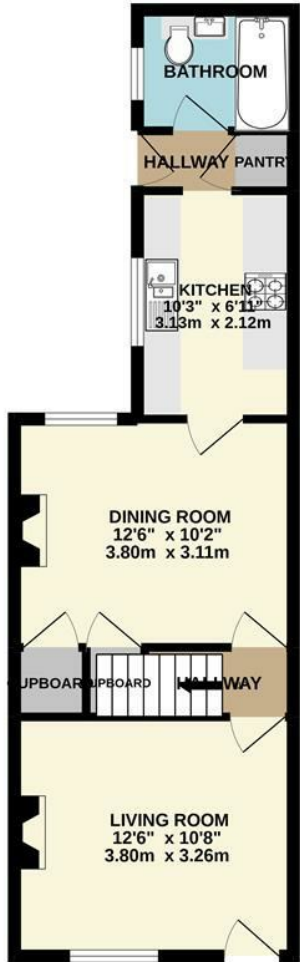
#### Outside - Front

Enclosed front garden with gated access bordered by mature hedging and laid with wood chippings containing a variety of mature plants/shrubs.

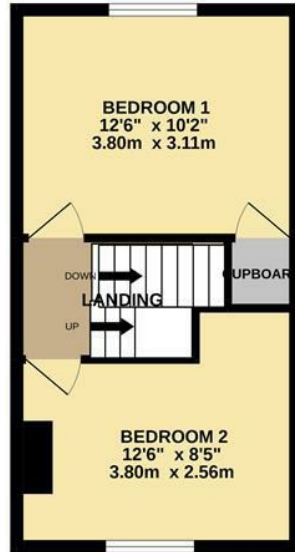
#### Outside - Rear

Fully enclosed rear garden with area laid to lawn with borders containing a variety of plants/shrubs, vegetable patch, paved patio/seating area, Summerhouse with power and lighting connected, timber decked area, timber build shed, outside tap, outside lighting, pedestrian access view wooden gate - shared right of way access.

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



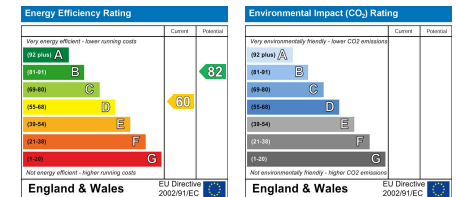
2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) 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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