



**119 Laceys Lane
Exning, Suffolk CB8 7HN
Guide Price £275,000**

MA
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A stunning Victorian cottage delightfully positioned towards the end of this popular residential area within the heart of this desirable and picturesque village.

Offering an outstanding level and immaculate accommodation, blending period character with modern conveniences. Enjoying two reception rooms, a well-equipped fully fitted modern kitchen, delightful four piece family bathroom, two double bedrooms and a versatile loft space currently utilised as an office area.

Complete with a simply wonderful, landscaped and long rear gardens with a rather pleasant open aspect to rear.

Early viewing is essential!

EPC (D)

Accommodation Details

Front door with top light leading through to:

Sitting Room 10'0" x 12'6" (3.07 x 3.83)

Cast iron gas fireplace, television point, storage cupboard, wall mounted shelving, wood flooring, radiator, window to the front aspect and doorway leading through to:

Dining Room 13'9" x 12'6" (4.20 x 3.83)

Staircase rising to the first floor, wood burning fireplace, under stair storage cupboard, vinyl flooring, wall mounted shelving, wood flooring, radiator, open wall feature looking through to the kitchen.

Kitchen 9'4" x 12'0" (2.86 x 3.66)

Fitted with a range of sleek modern designed base and eye level storage units with wood effect

work surfaces over, one and a half bowl sink unit with mixer tap, tiled splashbacks, built in electric oven, five ring gas hob with feature oval mood and colour changing extractor hood, integrated dishwasher, space for washing machine and fridge freezer, cupboard housing combi boiler for central heating and hot water, inset LED ceiling lights and vinyl flooring.

Hallway

Sky window, door to bathroom and part glazed door leading out to the rear garden.

Bathroom

Four piece suite comprising low level WC, hand was basin with vanity unit under, panelled bathtub and large shower cubicle, part tiled walls, heated towel radiator, inset Led ceiling lights, vinyl flooring, obscured window to the rear aspect.

First Floor

landing with doors leading to:

Bedroom 1 10'0" x 12'6" (3.07 x 3.83)

Feature cast iron fireplace, radiator, carpeted flooring, window to the front aspect and door to cupboard with wooden ladder leading to useful loft space.

Bedroom 2 10'8" x 12'7" (3.26 x 3.85)

Feature cast iron fireplace, carpeted flooring, radiator, window to the rear aspect.

Loft Space

Useful storage space with sky light window and boarded flooring.

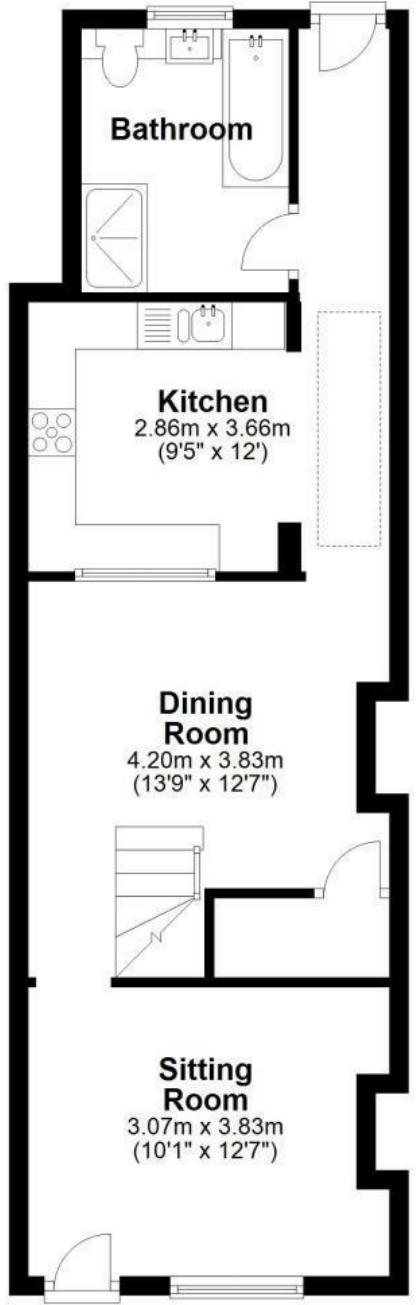
Outside - Front

Set back from the road the front garden is laid to shingle with a small wall and garden gate along the front and a pathway leading to the front entrance.

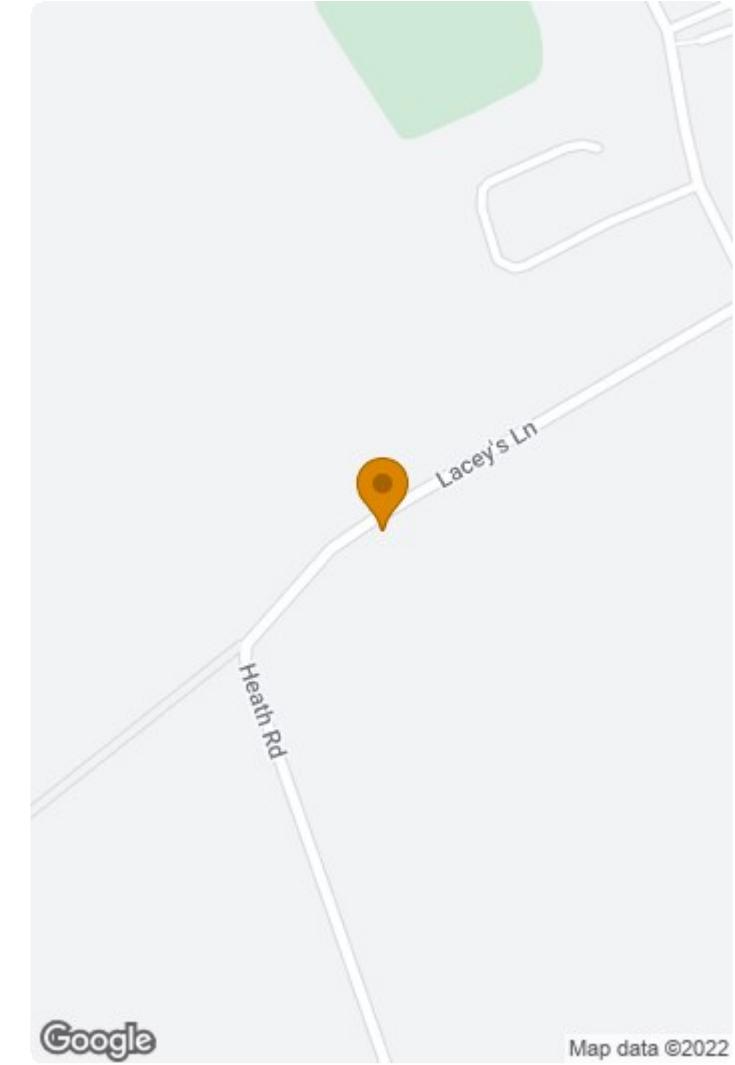
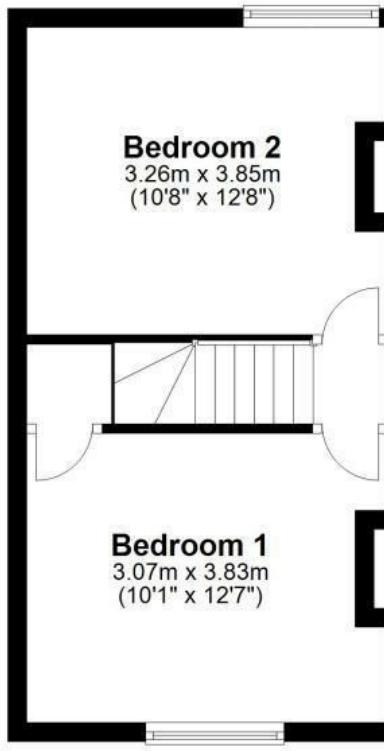
Outside - Rear

The rear garden has shingle pathways with flower borders, a shed and a decorative wooden archway leading down to an area laid to lawn and patio area at the bottom of the garden which could be used as an ideal seating area for overlooking the views of the surrounding countryside

Ground Floor



First Floor



Map data ©2022

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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