



**26 Old School Lane**  
**Brinkley, Newmarket CB8 0SJ**  
**Guide Price £285,000**

## 26 Old School Lane, Brinkley, Newmarket CB8 0SJ

A modern family home set within a cluster of similar properties and set within this picturesque and much loved village.

The property offers light and airy rooms throughout with accommodation including an entrance porch, living/dining room, kitchen, utility room, three good size bedrooms and a re-fitted family bathroom. Benefiting from oil fired heating and double glazing throughout.

Externally the property offers a long and established front garden and courtyard style rear garden.

Early viewing is recommended.

EPC (D)

Council Tax Band C (East Cambs)

### Accommodation Details

Part glazed front door with glazed panel to the side leading through to:

#### Entrance Porch

With window to the front and side aspects, wood effect flooring, door leading through to:

#### Entrance Hall

With tiled flooring, staircase rising to the first floor, radiator, door leading through to:

#### Living/Dining Room 23'9" x 12'11" (7.24m x 3.94m)

Dual aspect room with windows to the front and rear aspects, engineered wood flooring,

feature fireplace to the side housing wood burning stove, TV aerial connection point, radiator, ample room for dining table and chairs, door leading through to:

#### Kitchen 11'3" x 8'0" (3.43m x 2.44m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, inset sink unit with mixer tap over, tiled splashbacks, tiled flooring, radiator, door leading through to:

#### Utility Room 7'2" x 5'8" (2.18m x 1.73m)

With windows to the side aspects, door to the rear aspect leading to the garden, tiled flooring, oil fired boiler.

#### First Floor Landing

With access to loft space, door leading through to:

#### Bedroom 1 12'5" x 11'6" (3.78m x 3.51m)

With window to the front aspect, strip wood flooring, radiator.

#### Bedroom 2 11'11" x 9'11" (3.63m x 3.02m)

With window to the rear aspect, airing cupboard, radiator.

#### Bedroom 3 8'5" x 7'2" (2.57m x 2.18m)

With window to the front aspect, strip wood flooring, radiator.

#### Bathroom

Re-fitted bathroom with suite comprising shaped bath with centre fill mixer tap,

shower over and glass screen, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, radiator, window to the rear aspect.

#### Outside - Front

Long and enclosed front garden predominantly laid to lawn and bordered by dwarf brick wall, passageway leading to the rear garden.

#### Outside - Rear

Fully enclosed courtyard style rear garden with paving and stone inserts, oil tank, access to:

#### Outhouse 8'5" x 6'5" (2.57m x 1.96m)

Brick built outhouse with window to the rear aspect plus power and lighting.



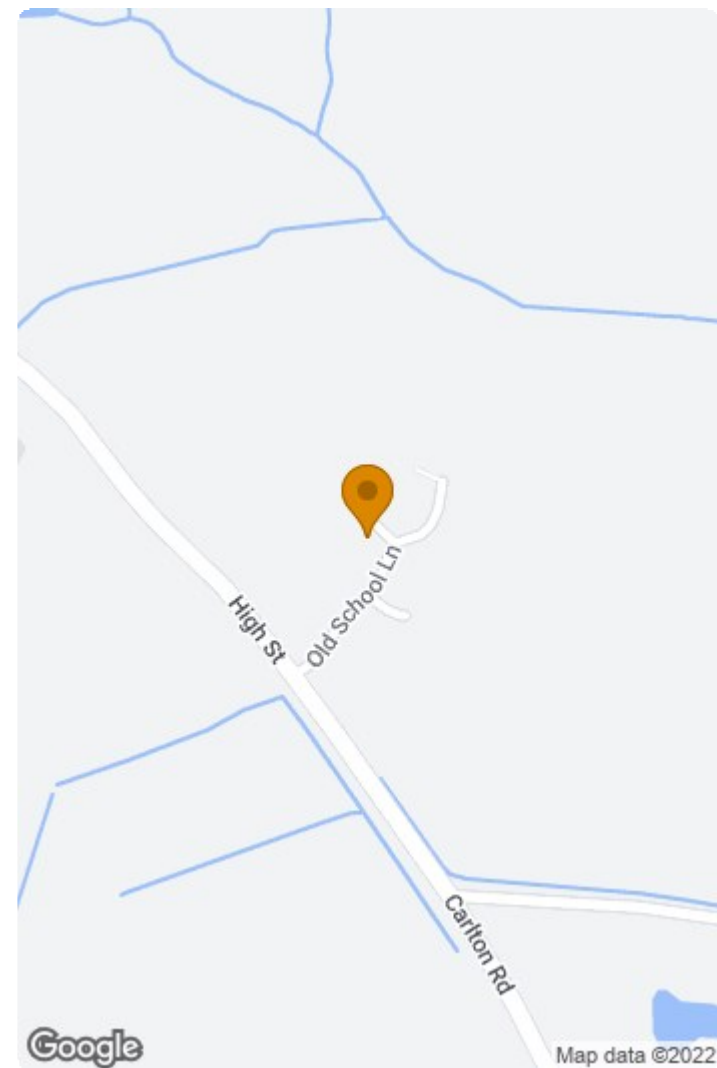
1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86		
57			
<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



