



Laceys Lane
Exning, CB8 7HN
Guide Price £245,000

Laceys Lane, Exning, CB8 7HN

A charming Victorian terraced home standing within a cluster of similar homes and set on the outskirts of the popular and well served village.

Boasting accommodation to include living room/dining room with multi-fuel burner, kitchen, bathroom, lean to and two double bedrooms.

Externally the property offers a delightful fully enclosed long and established garden.

Council Tax B (West Suffolk)
EPC (TBC)

Entrance Porch

With door through to the:

Living/Dining Room

Multi-fuel burner, wood effect flooring, TV connection point, staircase rising to the first floor, radiator and window to the front and rear aspect.

Kitchen 11'1" x 6'6" (3.39 x 1.99)

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, boiler, space and plumbing for fridge/freezer, oven and washing machine. Window to the side aspect.

Bathroom

Three piece white suite comprising of a concealed WC, wash basin with vanity cupboard under, walk in shower cubicle and heated towel rail.

First Floor Landing

Access through to the bedrooms.

Bedroom 1

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2

Double bedroom with fitted wardrobe, storage cupboard, radiator and window to the front aspect.

Outside - Front

Small frontage enclosed by fencing and hedging and pathway up to the front entrance.

Outside - Rear

Fully enclosed rear garden mostly laid to lawn, paved patio area, timber garden shed and pedestrian gate.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced
Property Construction – Standard

Number & Types of Room –
Please refer to the floorplan

Square Meters - 65

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

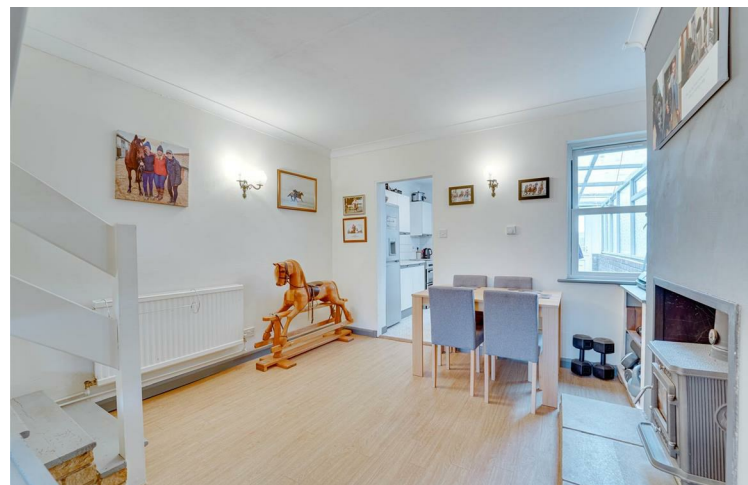
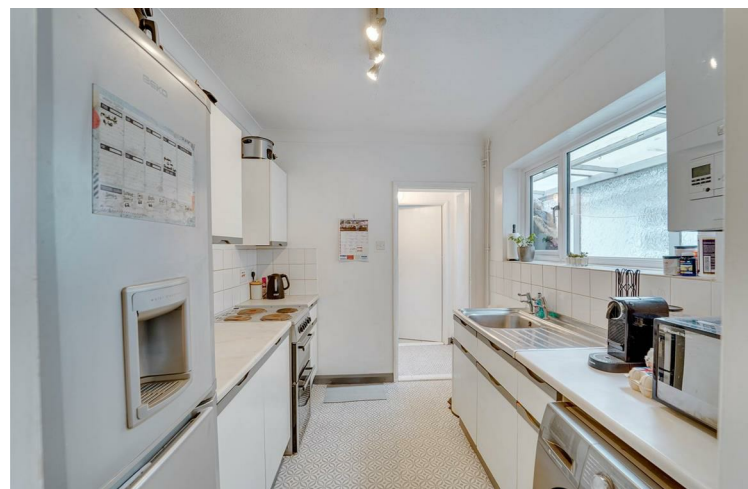
Heating sources - Gas

Broadband Connected - Yes
Broadband Type – Ultrafast

available, Max 1000Mbps
download, 100Mbps upload

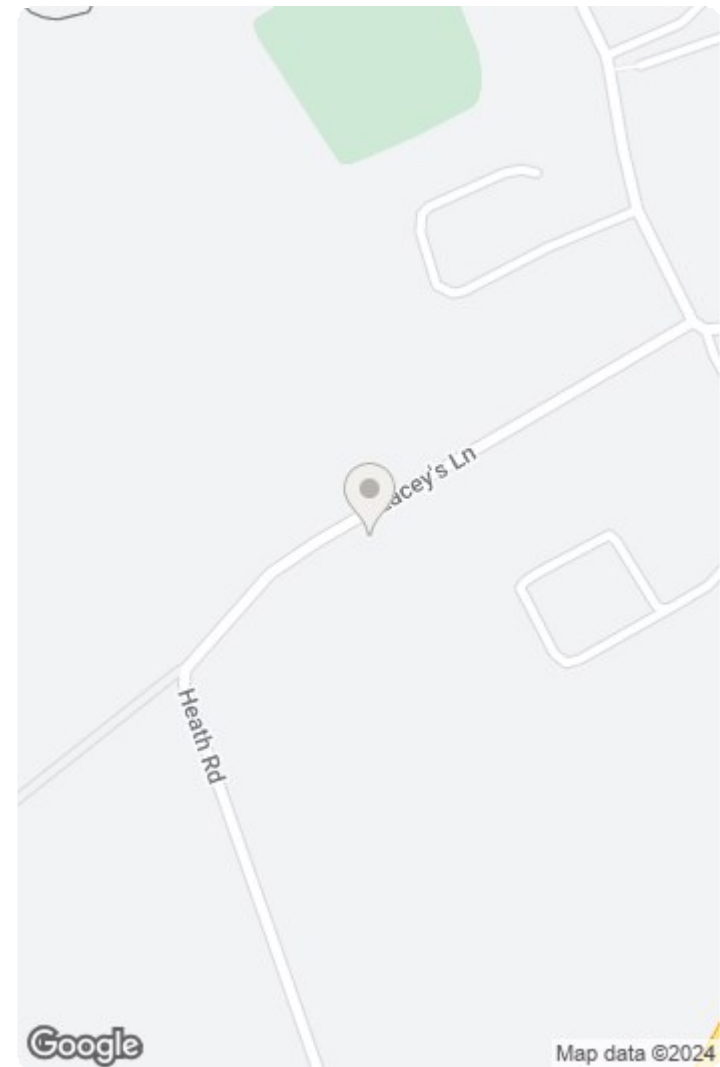
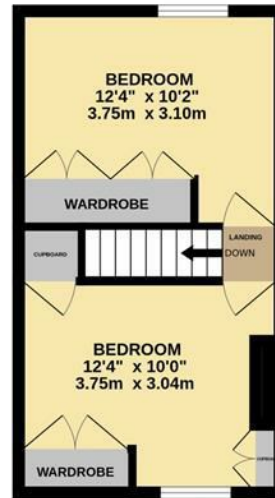
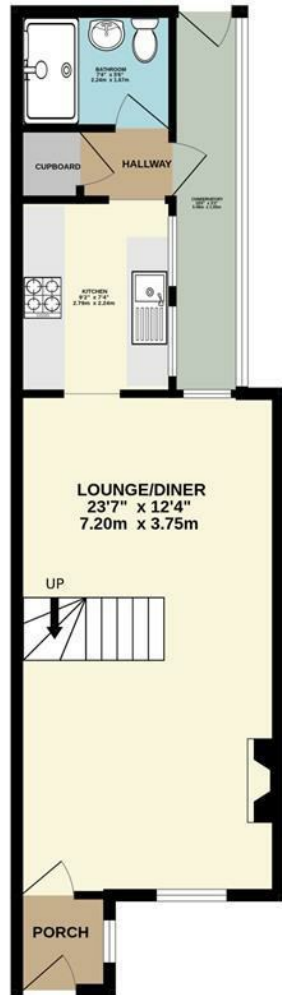
Mobile Signal/Coverage – Good
Rights of Way, Easements,

Covenants – None that the seller
is aware of



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.

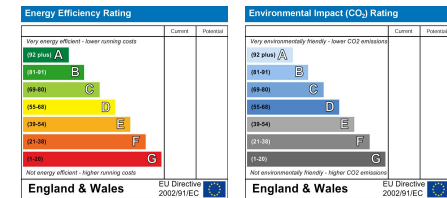
1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



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TOTAL FLOOR AREA: 771 sq.ft. (71.7 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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