



**Hythe Lane, Burwell CB25 0EH**

**Guide Price £500,000**

**MA**  
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# Hythe Lane, Burwell CB25 0EH

An outstanding opportunity to purchase a detached bungalow nestling within this prime residential area and enjoying some delightful mature gardens of around 0.25 of an acre.

Fengate Lodge proudly stands in the heart of the village and offers enormous potential to improve or extend subject to usual consent. The current property boasts accommodation to include entrance porch, kitchen/dining room, living room/sitting room, three good size bedrooms (bedroom with shower), study/inner hall, family bathroom and separate WC.

Externally, the property offers magnificent gardens wrapping around the property, extensive driveway and detached garage.

## Entrance Hall

With doors leading to kitchen/breakfast room and cloakroom.

## Kitchen/Breakfast Room

25'10" x 10'5"

Fitted with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Arched opening to spacious breakfast room. Radiator. Sliding doors to the rear garden. Dual windows to the side aspect. Doors to entrance hall and living/dining room.

## Living/Dining Room

22'6"x 12'11"

Spacious living/dining room with sliding doors leading to the rear garden. Radiators. Doors to kitchen/breakfast room and study.

## Study

13'9" x 9'8"

Spacious room with window to the side aspect overlooking the rear garden. Airing and boiler cupboards. Radiator. Doors leading to all bedrooms, bathroom and living/dining room.

## Bedroom 1

13'9" x 11'6"

Generous double bedroom with built-in wardrobes and dressing table. Radiator. Large window to the side aspect overlooking the rear garden. Door to study.

## Bedroom 2

10'5" x 10'2"

Spacious double bedroom with window to the front aspect. Radiator. Door to the study.

## Bedroom 3

9'1" x 7'10"

Well proportioned bedroom with window to the front aspect. Radiator. Door to the study.

## Bathroom

Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage cabinet under with counter worktop and generous walk-in shower. Tiled flooring. Obscured window. Ladder radiator. Door to study.

## Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance hall.

## Garage

22'3" x 9'6"

With up and over door. Dual aspect windows. Door leading to rear garden.

## Outside - Front

Lawned area with a wonderful variety of established border planting, shrubs and hedging. Hardstanding driveway leading to the garage. Access gate leading to the rear garden.

## Outside - Rear

Expansive lawned area with wrap around patio area to the rear of the house with sliding doors leading to both the kitchen/breakfast room and living/dining room. A huge variety of border planting with established shrubs and trees. Charming timber summer house. Timber shed. Greenhouse. Access gate to the front. Access door to the garage.

## PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

80Mbps download, 20Mbps 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 1234 sq ft - 115 sq m  
(Excluding Garage)  
Garage Area 212 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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