



**129, Laceys Lane, Exning
Newmarket, Suffolk CB8 7HN
£450,000**

MA
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129, Laceys Lane, Newmarket, Suffolk CB8 7HN

A truly rare opportunity to purchase a detached bungalow nestling at the end of this highly regarded village and enjoying some beautiful and sizeable gardens offering a good degree of privacy.

This impressive property offers huge scope and tremendous potential and offers current accommodation to include spacious entrance hall, L shaped living room/dining room, kitchen, three good size bedrooms and a family bathroom.

Externally the property offers outstanding gardens, extensive driveway/parking and a detached garage.

Viewing highly recommended.

Entrance Hall

Storage throughout, doors leading to all rooms.

Living room

18'11" x 11'11"

Stone - clad fireplace, sliding doors to side aspect. Window to rear aspect.

Dining Room

10'5" x 9'10"

Window to rear aspect, door leading to kitchen.

Kitchen

16'1" x 10'4"

Fitted with a range of eye and base level units with worktop over. resin sink and drainer with mixer tap over. Breakfast bar and space for white goods.

WC

Low level WC, Window to side aspect.

Bathroom

Suite comprising of a panelled bath with shower attachment, pedestal sink basin. Window to side aspect.

Bedroom 1

11'11" x 11'11"

Built in storage, Window to front and side aspect.

Bedroom 2

11'8" x 9'11"

Built in storage, window to side aspect.

Bedroom 3

9'11" x 8'5"

Built in storage, window to front aspect.

Garage

19'6" x 10'0"

Single garage with up and over door.

Outside Front

Tarmac driveway leading to a detached single garage with an up-and-over door. Landscaped with gravel, decorative pebbles, planted borders, mature shrubberies. Paved path to the front entrance. Boundary fencing and hedging.

Outside Rear

Mainly laid to lawn with mature trees, established shrubs and planted borders. Timber gazebo and a detached outbuilding. Enclosed by fencing and mature hedging.

Property Details

EPC - D

Tenure - Freehold

Council Tax Band - D (west Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 110 SQM

Parking – Off Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast avialable, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

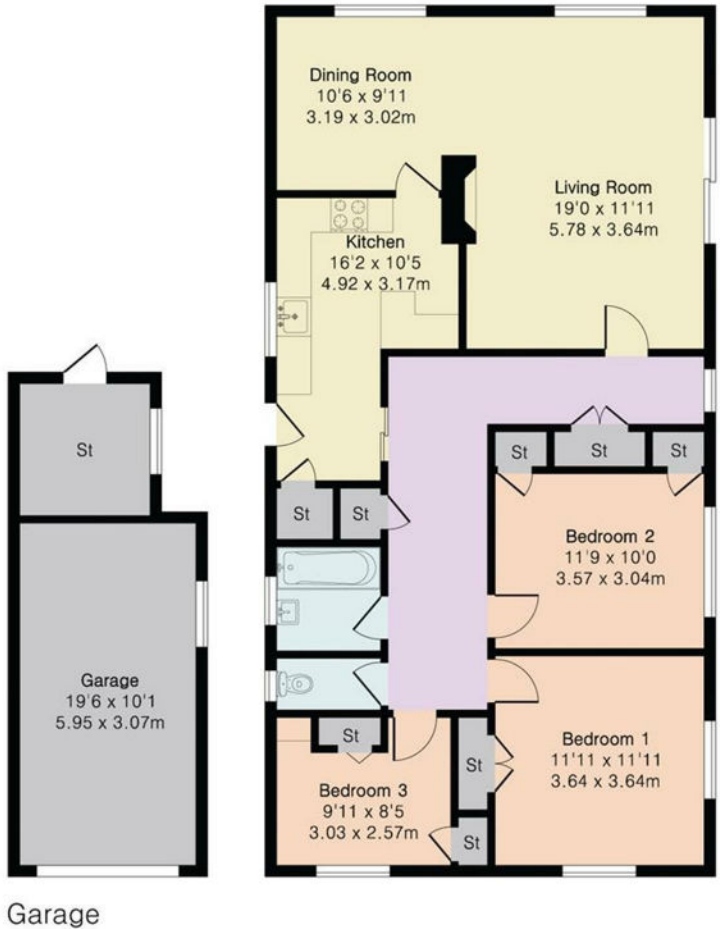
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Approximate Gross Internal Area 1182 sq ft - 110 sq m
(Excluding Garage)

Garage Area 256 sq ft – 24 sq m



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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