

8, Laceys Lane, Exning
Newmarket, CB8 7HL
Offers Over £500,000

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8, Laceys Lane, Newmarket, CB8 7HL

A substantial detached period property set within this picturesque and highly regarded village and offering an appealing mix of outbuilding and annexe facilities offering huge scope for a variety of different purposes.

With tremendous potential and offering the possibility of multigenerational living the property boasts impressive square footage throughout.

Requiring updating and improvement, the accommodation includes entrance hall, sitting room, dining room, kitchen/breakfast room, conservatory/garden room, utility room, rear hall, cellar/basement, family room, bathroom, four principal bedrooms, first floor kitchen, family bathroom, self-contained annexe – sitting room/bedroom, kitchen/dining room, shower room, conservatory.

Externally the property offers a fabulous range of outbuilding including store room, tack room, 5 stables, and cart lodge/timber storage area, extensive courtyard style rear garden and sizeable side garden, laid to lawn with pond.

Rarely available – viewing recommended.

Entrance Hallway
With stairs rising to first floor.

Sitting Room
14'0" x 12'11"
With feature fireplace. Radiator. Bay window to front aspect.

Dining Room
16'1" x 12'11"
With built in storage cupboard. Radiator. Bay window to front aspect.

Kitchen/Breakfast Room
20'8" x 12'11"
Fitted with a range of matching eye and base level storage units with work top surfaces over. Sink with mixer tap over. Rangemaster cooker with extractor hood over. Integrated dishwasher. Central island providing additional storage. Brick built fireplace with log burning stove. Vaulted celling. Radiator. Window to side aspect. Door to:

Conservatory
13'9" x 8'5"
Radiator. Door to garden.

Utility Room
15'1" x 6'9"
Fitted with base level storage unit with work top over. Sink. Plumbing for washing machine and tumble dryer. Radiator. Window and door to side aspect. Door though to annexe.

Rear Hall
Radiator and door to:

Cellar
13'8" x 12'10"

Inner Hallway
With cupboard housing boiler. Storage.

Family Room
11'11" x 10'3"
Cupboard housing meter. Radiator.

Bathroom
Three piece suite comprising, P shaped bath with shower over, pedestal wash hand basin, low level WC. Heated towel rail. Window to rear aspect.

First Floor Landing
With doors to all rooms. Window to front aspect.

Bedroom 1
16'2" x 12'11"
With built in storage. Fireplace. Radiator. Bay window to front aspect. Door to bedroom:

Bedroom 4
11'9" x 10'4"
Radiator. Window to rear aspect.

Bedroom 2
12'9" x 12'6"
With built in storage. Radiator. Bay window to front aspect.

Bedroom 3
12'11" x 12'2"
Radiator. Window to side aspect.

Bathroom
With Free standing bath, pedestal wash hand basin, low level WC. Heated towel rail.

Kitchen
11'5" x 7'6"
Fitted with a range of eye and base level storage units with work top surfaces over. Stainless stell sink and drainer with mixer tap over. Integrated dishwasher. Meter cupboard window to side aspect.

Outside - Side
Enclosed garden to the side of the property. Mostly laid to lawn with feature pond, flower and shrub beds.

Outside - Rear
Enclosed gravel courtyard and parking area. There is also fabulous range of outbuilding including store room, tack room, 5 stables, and cart lodge/timber storage area

Annex

Sitting Room/Bedroom
13'8" x 12'9"

Kitchen/Dining Room
14'4" x 12'9"
Fitted with a range of eye and base level storage units. Sink with mixer tap over. Window to side aspect.

Shower Room
With shower cubicle, pedestal wash hand basin and low level WC.

Conservatory
15'3" x 10'2"
Doors to garden.

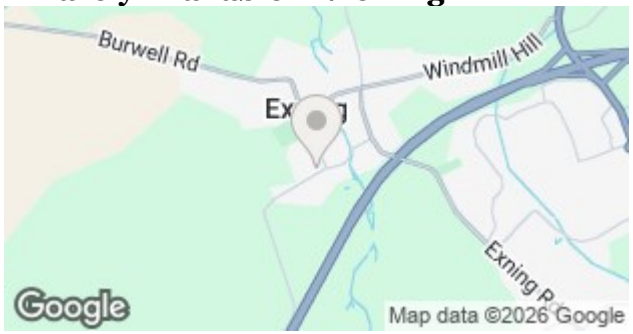
Location
Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

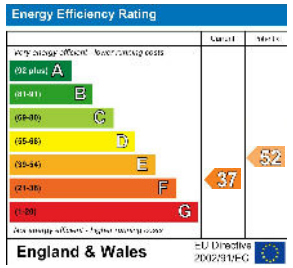
Property Information
EPC - F - Solar Panels
Tenure - Freehold
Council Tax Band - F
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - TBC
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

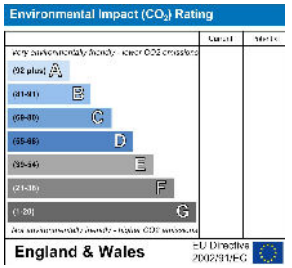


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- **Detached Period Property**
- **Requiring Updating and Improvement**
- **Four Reception Rooms**
- **Four Bedrooms**
- **Outbuildings**
- **5 Stables**
- **Enclosed Gardens**
- **Self Contained Annexe**
- **Off Road Parking**
- **Rarely Available – Viewing**







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