

5, Old School Lane
Brinkley, CB8 0SJ
Asking Price £245,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

5, Old School Lane, Brinkley, CB8 0SJ

A modern and detached bungalow superbly nestling towards the end of this quiet cul-de-sac and located in this picturesque and highly regarded village.

Requiring a little updating and modernisation, this property boasts accommodation to include entrance hall, living room/dining room, kitchen, two double bedrooms and bathroom.

Externally the property offers a fully enclosed south facing garden.

No chain – viewing recommended.







Entrance Hall
Doors leading to living/dining room, bedrooms, kitchen and bathroom, with built-in storage cupboards.

WC
Window to side aspect of the property. Low level WC.

Bathroom
Window to side aspect of the property. Panelled bath with shower attachment over, and a handwash basin.

Kitchen 11'2" x 9'2" (3.35m'0.61m" x 2.74m'0.61m")
Fitted with a range on eye and base level units, with worktop over. Stainless steel sink and drainer with mixer tap over. Space for white goods available. Window to rear aspect, side access to garden.

Living/Dining Room 20'5" x 12'7 (6.10m'1.52m" x 3.66m'2.13m)
Large french sliding doors leading to rear garden.

Bedroom 1 14'2" x 9' (4.27m'0.61m" x 2.74m')
Built in storage cupboard, window to front aspect.

Bedroom 2 11'3 x 11' (3.35m'0.91m x 3.35m')
Built in storage cupboard, window to front aspect.

Outside Front
Laid lawn to front of property with paved path leading to gated entrance. Range of mature shrubberies.

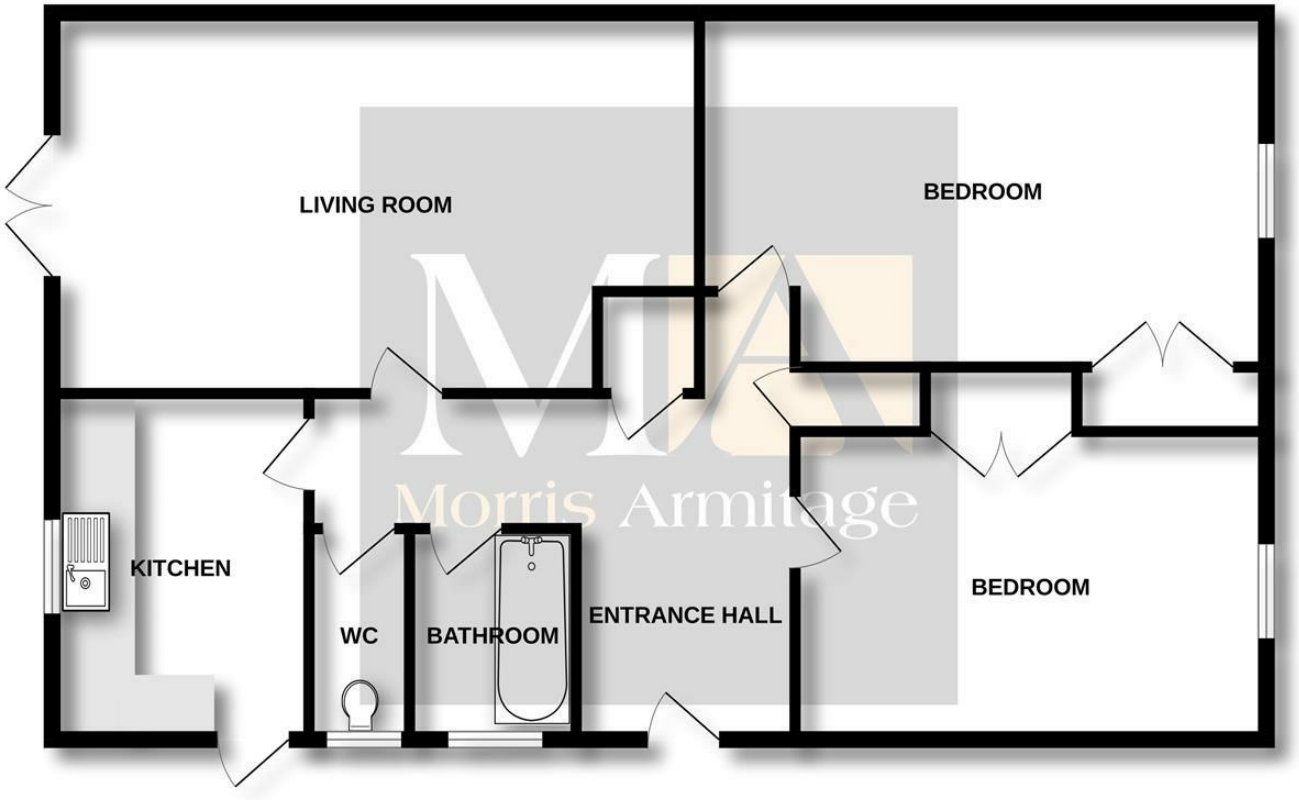
Outside Rear
Laid lawn with large patio area and a bricked outhouse, with access around the property. Enclosed with fencing and mature shrubbery.

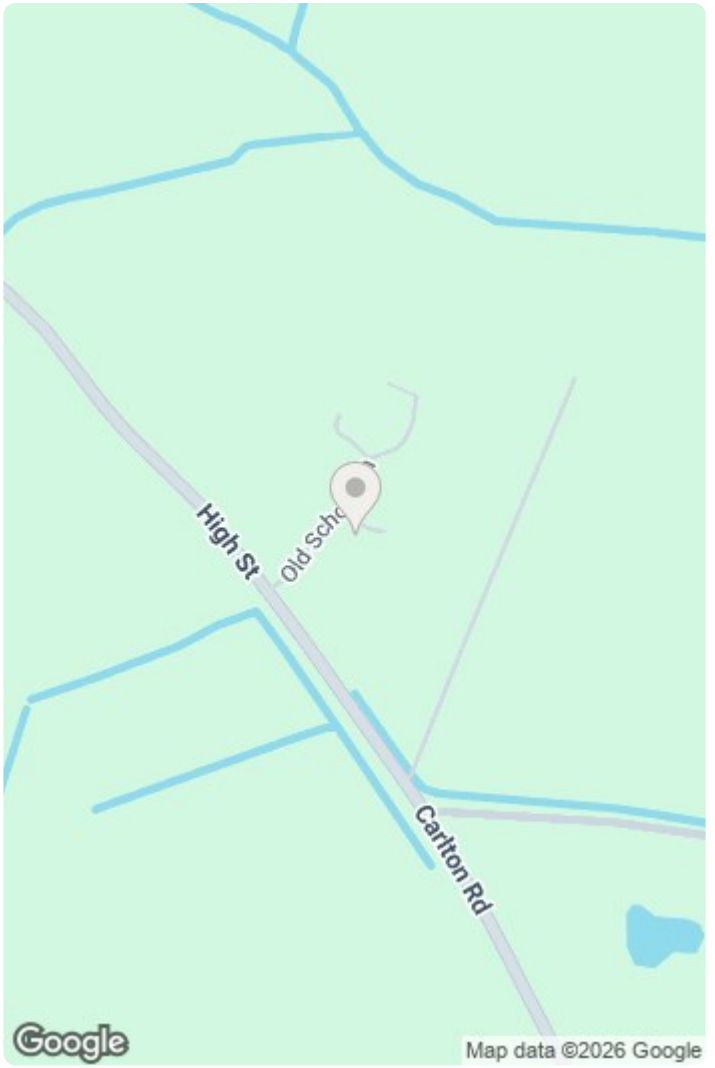
Location
Brinkley, Cambridgeshire, is nestled on the Cambridgeshire and Suffolk border near Newmarket. Brinkley is a highly sought-after, picture-postcard village that offers the ultimate peaceful countryside lifestyle. This friendly, tight-knit community features charming historic architecture, a modern children's playground, and fantastic social hubs like the vibrant village hall and the popular Red Lion pub. While residents enjoy a quiet, rural setting free from busy commercial traffic, everyday conveniences are just minutes away, with excellent local schooling nearby, comprehensive shopping in Newmarket, and Dullingham railway station providing fast, easy commuter links to Cambridge.

Property Information
EPC - E

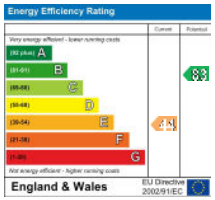
Tenure - Free hold
Council Tax Band - C - East Cambridgeshire
Property Type - Detached Bungalow
Property Construction – Brick construction
Number & Types of Room – Please refer to the floorplan
Square Meters - 67 SQM
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - tbc
Broadband Type – Full Fibre, direct to home, 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

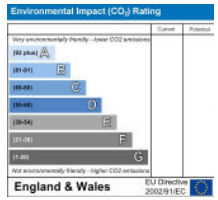
GROUND FLOOR





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.
Made with Metropix ©2026





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.











