



Radcliffe & Rust Estate Agents are delighted to offer, for sale, this four-bedroom detached bungalow in the beautiful rural village of Isleham, in the Fens of southeast Cambridgeshire. This property is perfectly positioned for someone wanting village life but who needs easy links to the A11 and A14. Isleham sits directly in the centre of Ely, Newmarket and Bury St Edmunds but is less than 20 miles from Cambridge. This makes it perfect for commuters or those that like to be close to more urban areas for work or leisure. It brings the best of both worlds. And schools? Bowers Lane is in the catchment area for Isleham C of E Primary School (0.6 miles), and children over 11 usually attend secondary school at nearby Soham Village College. Both schools were rated 'Good' in their most recent Ofsted inspections.

Offered for sale with no onward chain, this spacious bungalow presents an excellent opportunity for purchasers seeking a home with plenty of potential in a popular village setting. While the property would benefit from modernisation, it offers generous accommodation and a particularly impressive plot, making it ideal for those looking to update, improve and potentially extend (subject to the relevant planning permissions).

The property is approached via a rear garden with pathway leading to the entrance. Internally, the accommodation is arranged across one level and comprises an entrance lobby leading to the kitchen, main living areas and bedrooms. The living/dining room is a bright and welcoming space, offering a generous layout with plenty of room for both seating and entertaining.

The kitchen/breakfast room is of a good size and leads through to the rear garden. The bungalow offers three bedrooms, along with a further study, ideal for those working from home or requiring additional flexible accommodation. A wet room completes the internal layout.

Externally, the property truly stands out thanks to its substantial rear garden, offering a wonderful outdoor space with lawn, mature planting and excellent privacy. The size of the plot provides huge scope for landscaping and potential extension, subject to planning. In addition, the property

benefits from a detached garage, further outbuildings/storage and private driveway.

Overall, this is a rare opportunity to acquire a bungalow in Isleham with significant potential, generous accommodation and an outstanding garden, making it an ideal project for buyers seeking a long-term home or investment.

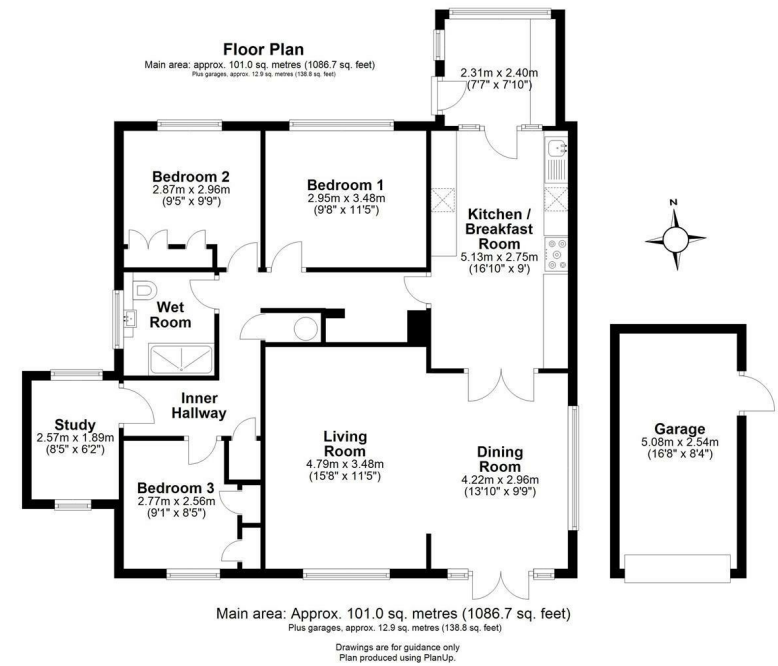
Agent notes

Tenure: Freehold

Chain Free

Council Tax Band: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-80) C		
(55-66) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

