Chapel Lane, Kirtling CB8 9PF

CHEFFINS

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Kirtling,
CB8 9PF

4 2 1

£1,500 PCM

An impressive 4 bedroom detached bungalow standing in a superb semi-rural location on a quiet country lane. The property comprises 2 good sized reception rooms, conservatory, bathroom and shower/wet room. Further benefits include oil fired central heating, a large rear garden and garages. Part-Furnished. EPC: C, Council Tax Band: D

LOCATION

Kirtling is a picturesque unspoilt village situated just 5 miles south of the famous horse racing town of Newmarket and 16 miles east of the University City of Cambridge.

ENTRANCE PORCH
with glazed entrance door.

ENTRANCE HALL
with a glazed door, laminate flooring, built-in cupboard, radiator.

SITTING ROOM
with laminate flooring, radiator.

DINING ROOM
with laminate flooring, a double built-in cupboard, radiator, sliding door leading to the conservatory.

KITCHEN
with a stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted cupboards, worktops and tiled splashbacks, integrated fridge and freezer, space for freestanding oven with extractor hood over, worktops and tiled splashbacks, tiled flooring, radiator, recessed ceiling spotlights, half glazed door leading to the side.

SIDE LOBBY
with part glazed doors to the front and rear, quarry tiled flooring.

CONSERVATORY
with tiled flooring, radiator, Camray 5 oil fired central heating boiler, pair of French doors leading to the rear garden.

BEDROOM 1
with 2 double built-in wardrobes, laminate flooring, radiator.

BEDROOM 2
with a double built-in wardrobe, radiator.

BEDROOM 3
with a radiator.

BATHROOM
with a bath with mixer tap, tiled shower cubicle, hand basin with mixer tap and cupboard storage under, low level WC, tiled walls and flooring, extractor fan, radiator.

BEDROOM 4
(formerly the garage) with a radiator, door leading to;

INNER LOBBY
with tiled flooring, half glazed door leading to the side lobby, further door leading to;

WET ROOM/SHOWER ROOM
with a tiled shower area, hand basin, low level WC, tiled flooring, tiled splashbacks, extractor fan.

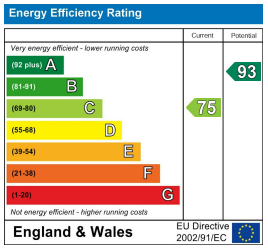
OUTSIDE
The property is attractively situated set back from a no through country lane with a large open plan front garden laid to lawn, shingled driveway leading to the front of the property.

PRIMARY GARAGE
with electrically operated roller shutter door to the front, access to a workshop area and patio door to the rear.

FURTHER GARAGE

CLOAKROOM
with an outside toilet.

To the rear of the property are extensive gardens laid to lawn with a paved patio area, outside lighting and outside tap, access to the side.



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Council Tax Band - D

Local Authority - East Cambs Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.