

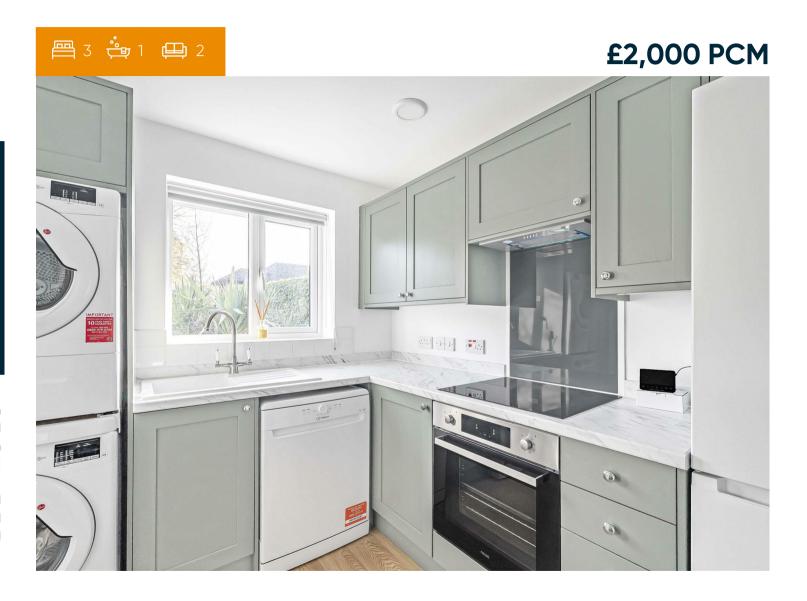


# **Swan Lane**

# Exning, CB8 7EN

- Minimium 12 Month Tenancy
- 3 Bedrooms 1 Ensuite
- 2 Reception Rooms
- New Modern Fitted Kitchen
- Family Bathroom
- Enclosed Garden
- Double garage and Parking
- Gardener Included

A beautiful detached 3 bedroom cottage which has recently been updated and redecorated throughout. Benefits include a new modern fitted kitchen, 2 reception rooms, 3 bedrooms - 1 ensuite, family bathroom, oil fired central heating and brand new UPVC windows fitted throughout. Further features include enclosed garden, double garage with roller door and parking for two cars. EPC: E, Council Tax Band: D



# CHEFFINS















# **LOCATION**

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

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### **ENTRANCE HALL**

with coat rack and coir mat, understairs cupboard for storage and stairs to first floor.

## LIVING ROOM

with open fireplace and triple window aspect.

### **DINING ROOM**

with window to rear aspect.

### **KITCHEN**

newly fitted with a superb range of base and wall units, glass storage cabinet, sink and drained with mixer tap, marble effect worktops with upstands, freestanding fridge/ freezer, electric oven with induction hob and extractor over, dishwasher, washing machine and vented dryer.

There is a cupboard off the kitchen housing the oil boiler and thermostat.

#### **CLOAKROOM**

with corner sink and WC.

#### FIRST FLOOR LANDING

# **BEDROOM ONE**

with freestanding wardrobes and shelving unit, window to rear aspect.

#### **EN SUITE**

with shower cubicle and electric shower, WC and hand basin and cupboard housing water tank and freestanding shelving.

# **BEDROOM TWO**

with window to rear aspect and freestanding wardrobes and shelving unit.

# **BEDROOM THREE**

with window to front aspect.

## **BATHROOM**

with bath with hand held shower attachment, WC and hand basin.

## **GARAGE**

There is a roller door garage spacious enough to store two cars with light and power and personnel door to side.

### **OUTSIDE SPACE**

As you approach the property via a shared driveway, there is parking off to the left where the garage is and space for two cars.

There is a paved pathway leading through the garden to the side of the house.

The gardens are predominantly laid to lawn with mature trees, hedge and flower boarders.

# **Letting Agents Notes**

Deposit - £2307.00
Holding Deposit - £461.00
EPC - E
Council Tax - D
Square Footage - 1097.92
Property Type - Detached Cottage
Property Construction Parking - Driveway parking for two cars

Rights of Way, Easements, Covenants Shared driveway
Electric Supply - Mains Supply
Water Supply - Sub metred from main
house and billed on useage
Sewerage - Mains
Heating source - Oil and open fireplace
Broadband Connected - Yes
Broadband Type - Broadband
(estimated speeds)
Standard 19 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Mobile Signal/Coverage - Please see below link to mobile coverage https://checker.ofcom.org.uk/engb/mobilecoverage#pc=CB87EN&uprn=100091370094

Flood risk - No Coal field / Mining area - No







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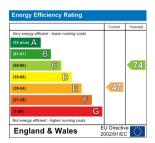




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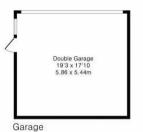


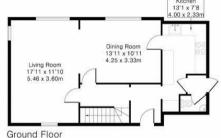


£2,000 PCM Council Tax Band - D Local Authority - West Suffolk

# Approximate Gross Internal Area 1101 sq ft - 103 sq m

Ground Floor Area 589 sq ft - 55 sq m First Floor Area 512 sq ft - 48 sq m Garage Area 343 sq ft - 32 sq m









Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be reflied on as a basis of valuation.









