



Swan Lane, Exning, CB8 7EN



## Swan Lane

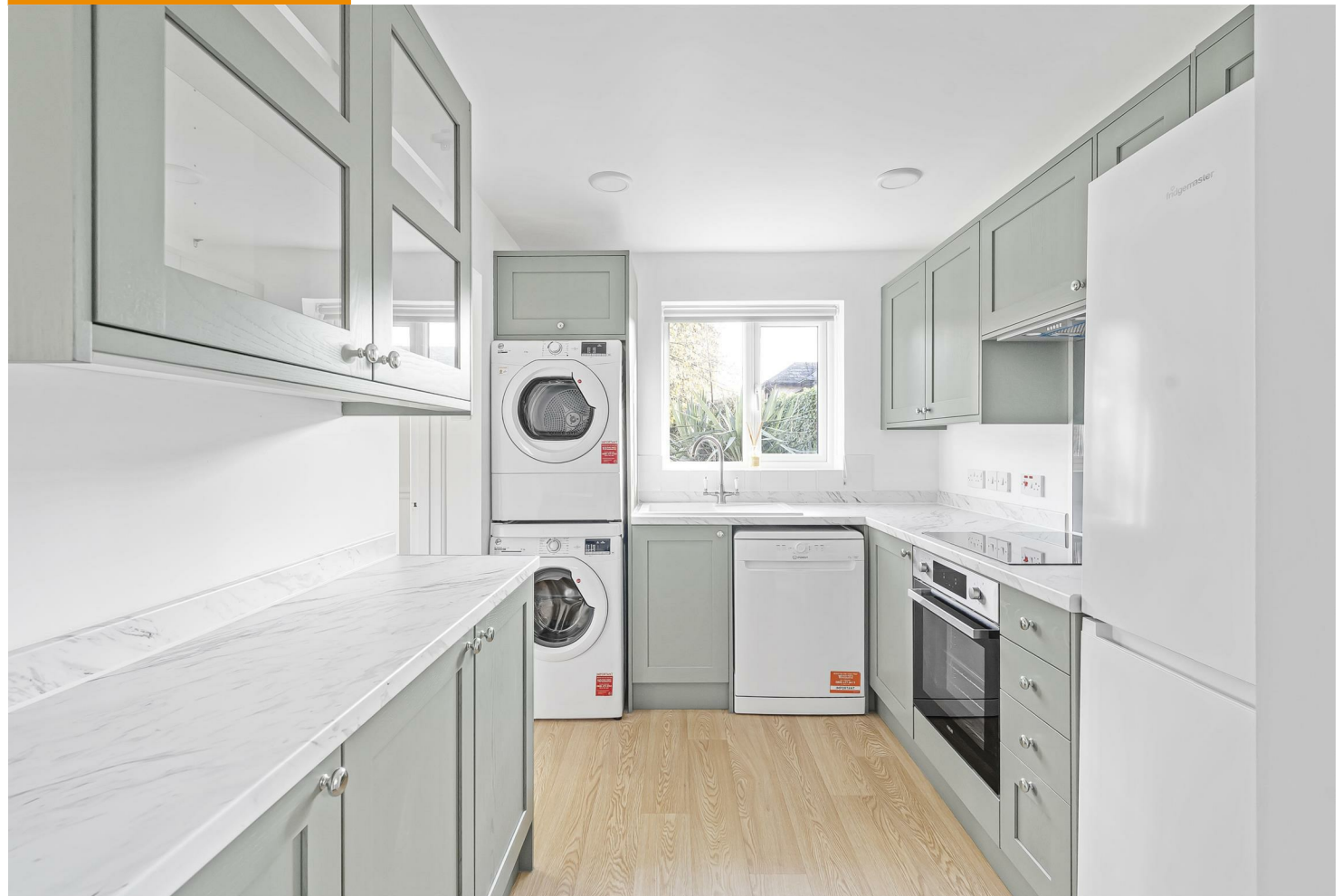
Exning,  
CB8 7EN

- Detached Cottage
- 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



**£1,800 PCM**





## 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.

## 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 borders.

## Letting Agents Notes

Deposit - £2076.00

Holding Deposit - £415.00

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/en-gb/mobile-coverage#pc=CB87EN&uprn=100091370094>

Flood risk - No

Coal field / Mining area - No







**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,800 PCM

Council Tax Band – D

Local Authority – West Suffolk



Although Pink Plan Ltd 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 relied on as a basis of valuation.



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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.