





# **Chapel Lane**

### Kirtling, CB8 9PF

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.



## £1,500 PCM



## **CHEFFINS**







#### **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**

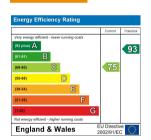
#### CLOAKROOM

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.







£1,500 PCM Council Tax Band - D Local Authority - East Cambs Council







