



Pantile Lane, Burwell, CB25 0EE

**CHEFFINS**

## Pantile Lane

Burwell,  
CB25 0EE

- Detached Chalet Style Home
- 4 Bedrooms
- 2 Bathrooms
- Large First Floor Landing Area
- Enclosed Garden
- Driveway & Carport
- NO CHAIN

A spacious 4 bedroom chalet style property set on the peaceful and private Pantile Lane, in the sought after village of Burwell. The accommodation comprises an open plan living/dining area, a good sized kitchen/breakfast room, 2 versatile ground floor bedrooms or reception rooms and a family bathroom. The first floor landing offers a large space perfect as a study/hobby area which leads to 2 further bedrooms and a shower room. Outside, the property enjoys an enclosed garden, a carport and private driveway. NO CHAIN.

4 2 2

**Guide Price £400,000**





## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

**DINING AREA**

with a single glazed door to the front with a large full length single glazed window, laminate flooring, radiator, exposed wall and ceiling timbers, hatch through to inner hallway.

**LIVING ROOM**

Open plan with dining area with a double glazed window to the front aspect, exposed wall and ceiling timbers, large Inglenook style brick fireplace with wood burner and oak bressumer beam, laminate flooring, radiator.

**KITCHEN/BREAKFAST ROOM**

with a range of matching base units with work surfaces over, space and plumbing for appliances, stainless steel sink, tiled flooring, window into the carport, double glazed window to the front aspect.

**INNER HALLWAY**

with wooden staircase up to the first floor, laminate flooring, under stairs storage cupboard.

**BATHROOM**

with a 'P' shaped bath with shower over and glass screen, vanity wash hand basin, low level WC, window to the rear aspect, tiled flooring, heated towel rail.

**BEDROOM 3**

with a radiator.

**BEDROOM 4/OFFICE**

with fitted wardrobes, radiator, window into the carport.

**FIRST FLOOR****LANDING/STUDY**

with a double glazed window to the front aspect.

**BEDROOM 1**

A dual aspect room with windows to the front and side aspects, radiator.

**BEDROOM 2**

with a double glazed window to the side aspect, radiator, fitted walk-in wardrobes (built into the eaves), built-in dressing table with storage.

**SHOWER ROOM**

with a shower cubicle, pedestal wash hand basin, low level WC, tiled splashbacks, double glazed window to the rear aspect.

**OUTSIDE**

The property is accessed via a narrow private Lane, this leads to a shingled driveway with parking for 2 cars, pathway access leads around to the rear.

The garden is mainly laid to lawn with mature flower and shrub borders with a block paved pathway and an area to the side laid to patio with pergola over.

**CARPORT**

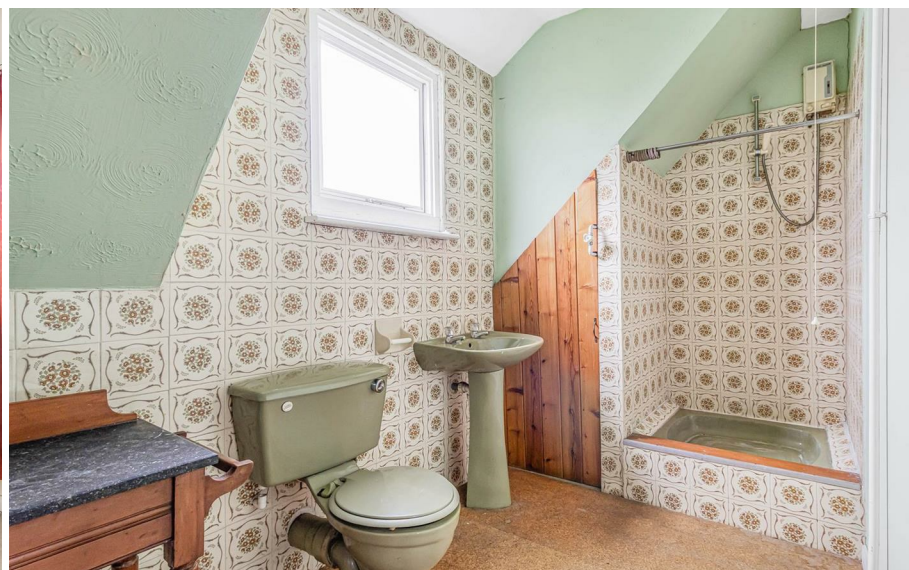
Timber built with an integral door into the side of the property, pedestrian doors to the front aspect and a door to the rear.

**SALES AGENTS NOTES**

Please note the property is unregistered with HM Land Registry and the sale is subject to Probate being granted.

The property is accessed via a private and narrow lane.

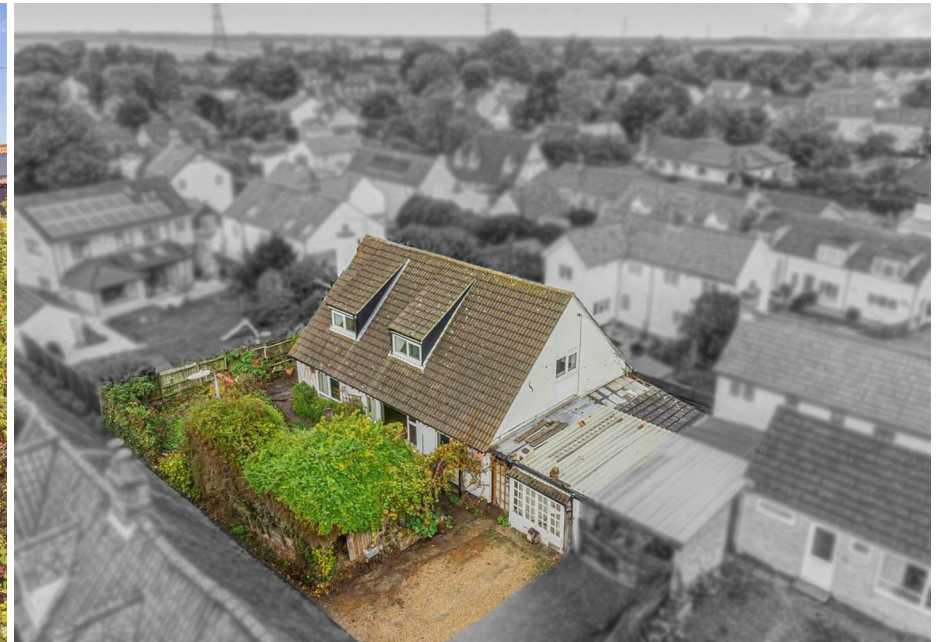
For more information on this property, please refer to the Material Information Brochure on our website.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 79                                                                                |
| (55-68) <b>D</b>                            | 65                         |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £400,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – East Cambridgeshire

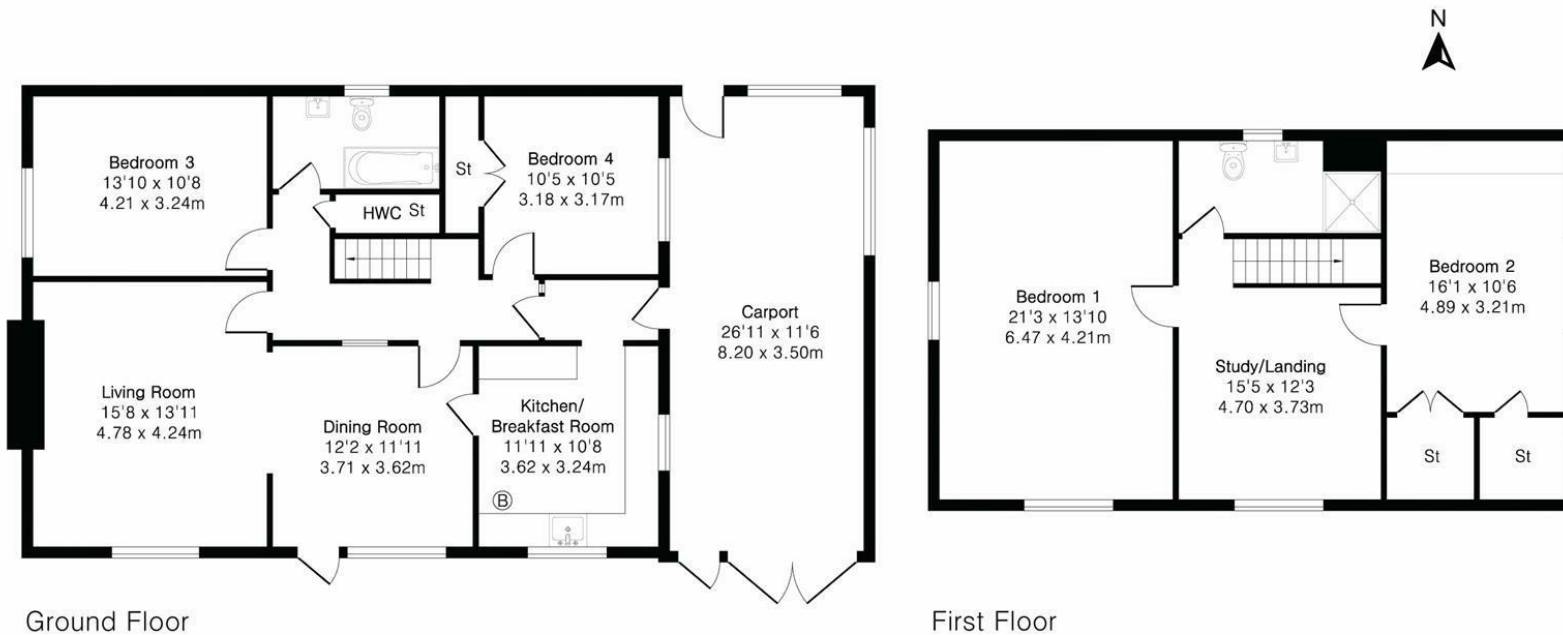




## Approximate Gross Internal Area 1770 sq ft - 165 sq m

Ground Floor Area 985 sq ft – 92 sq m

First Floor Area 785 sq ft – 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.


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