



Pound Lane, Isleham, CB7 5SF

**CHEFFINS**



# Pound Lane

Isleham,  
CB7 5SF

- Refurbished Period Home
- Refitted Kitchen / Diner
- Double Garage and Off road Parking
- 4 Good Sized Bedrooms
- Ensuite to Bedroom 1
- 3 Reception Rooms
- Freehold / Council Tax D / EPC D

Cheffins are delighted to offer to the market this immaculate period family home located in the popular village of Isleham.

The property has been meticulously maintained and updated by its current owners and includes; Entrance Hall, Office, Lounge, generous Kitchen / Diner across the back of the property, Snug, Utility Room providing access to the Garden, ground floor Cloakroom, 4 good sized Bedrooms (Ensuite to Bedroom 1) and Family Bathroom completing the accommodation.

To the front there is a generous driveway providing off road parking for multiple cars leading up to a double Garage with an electric door. The rear offers a paved courtyard style Garden with gated access.

To fully appreciate the style and quality of this fabulous family home an early viewing is highly recommended.

4 3 3



**Guide Price £595,000**



## LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.



### ENTRANCE HALL

With door to front and window to side.

### OFFICE

Window to front, radiator and understairs cupboard.

### LOUNGE

Window to the front, radiator, inset log burner, inglenook fireplace, built in storage.

### KITCHEN / DINER

Refitted with a range of base and wall units, cupboards and drawers with Quartz worksurfaces over, Rangemaster oven with extractor hood over, integral dishwasher, butler sink with mixer tap over, three windows to the rear, door to rear, two radiators and door leading in to the Garage.

### SNUG

Window to the rear, radiator and built in storage.

### UTILITY ROOM

Window to the rear, butler sink, plumbing for washing machine, stable door to side and space for tumble dryer.

### CLOAKROOM

Fitted with a two piece suite comprising of low level WC and vanity wash hand basin.

### FIRST FLOOR LANDING

With access to Bedrooms and Bathroom.

### BEDROOM 1

Built in wardrobes, two windows to the front, radiator and door leading to..

### ENSUITE

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, shower cubicle, heated towel rail, skylight to rear and spotlights.

### BEDROOM 2

Window to the front, radiator and built in wardrobes.

### BEDROOM 3

Window to the front and radiator.

### BEDROOM 4

Window to the rear and radiator.

### FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, panelled bath with shower attachment over and shower screen, heated towel rail, spotlights, window to the rear, airing cupboard housing the hot water tank and access to the loft.

### OUTSIDE

Double Garage with electric sectional door with power and light connected. Door leading to Kitchen.

To the rear is a walled, paved courtyard style Garden with gated access.

### VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Guide Price £595,000

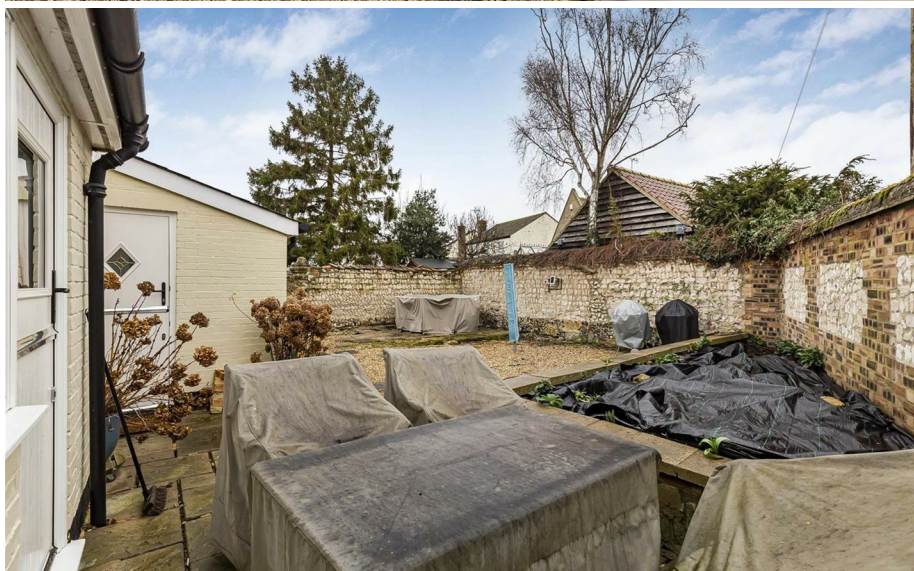
Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambs District Council









**Approximate Gross Internal Area 1701 sq ft - 158 sq m  
(Excluding Garage)**

Ground Floor Area 840 sq ft – 78 sq m

First Floor Area 861 sq ft – 80 sq m

Garage Area 251 sq ft – 23 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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For more information on this property please refer to the Material Information Brochure on our website.

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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