



Painters Lane, Sutton, CB6 2NS

CHEFFINS

Painters Lane

Sutton,
CB6 2NS

- Detached Bungalow
- 2 Reception Rooms
- 2 Double Bedrooms
- Off Road Parking & Single Garage
- Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Being offered to the market with NO FORWARD CHAIN, this well-presented two-bedroom detached bungalow is located in the popular village of Sutton.

The property comprises of entrance hall, generous kitchen/breakfast room, separate dining room, triple aspect living room which also provides access into the rear garden, there are 2 double bedrooms and a shower room completing the accommodation.

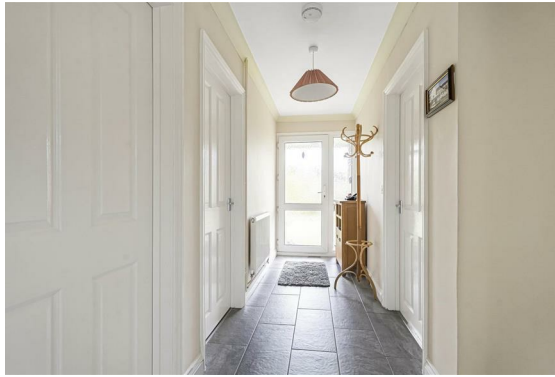
Outside there is a driveway providing off road parking for 2 cars, together with a single garage, a mainly laid to lawn front garden and enclosed rear garden.

This property is available to view by appointment.



Guide Price £270,000





LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.

HALLWAY

With door to front, radiator, access to loft, storage cupboard.

DINING ROOM

With window to front, radiator, doorway through to:

LOUNGE

A triple aspect room with windows to front, doors to rear into the garden and 2 windows to side, electric fireplace, 2 radiators.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap, integral dishwasher, integral fridge/freezer, single oven, 4-ring electric hob with extractor hood over, tiled splashbacks, tiled floor, radiator, window to front, door to side, boiler cupboard.

BEDROOM 1

With window to rear, radiator.

BEDROOM 2

With window to rear, radiator.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, window to rear, tiled floor and walls, towel rail.

OUTSIDE

A driveway to the front provides off road parking for 2 vehicles and leads to a single garage with up and over door. There is also a mainly laid to lawn garden.

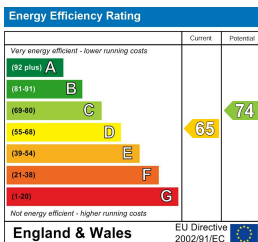
The rear garden is mainly laid to lawn with mature shrubs and trees to borders and gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £270,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

**Approximate Gross Internal Area 902 sq ft - 84 sq m
(Excluding Garage)**

Garage Area 143 sq ft - 13 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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