Link Lane, Sutton,  CB6 2NF

CHEFFINS

CHEFFINS

# Link Lane

Sutton,
CB6 2NF

3 1 1

## Offers In Excess Of £250,000

- No Onward Chain
- 3 Bedroom Detached Bungalow
- Lounge / Diner
- 4 Piece Bathroom
- Off Road Parking And Single Garage
- Beautifully Landscaped Rear Garden and Generous Front Garden
- Requires Modernisation
- Freehold / Council Tax C / EPC D

** NO UPWARD CHAIN **

Cheffins are delighted to offer to the market this deceptively spacious and well presented detached bungalow situated in the popular village of Sutton.

The property comprises of entrance porch, entrance hall, sizeable lounge / diner with large windows to the front providing excellent light, kitchen that also provides access to the garden as well as 3 good sized bedrooms and a four piece bathroom suite.

Outside the property there is a generous front garden, driveway providing off road parking for 2-3 cars and leading up to a single garage whilst the rear offers a beautifully landscaped mainly laid to lawn garden with gated access to the front.

This property is further benefited from being offered for sale with no upward chain and is available to view by appointment.

## 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 including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

**ENTRANCE PORCH**
With door to side, gate leading through to the rear garden and door leading to hallway.

**HALLWAY**
With radiator, storage cupboard, loft access, storage cupboard and airing cupboard housing the hot water tank.

**LOUNGE / DINER**
With two windows to the front and two radiators.

**KITCHEN**
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, one and a half bowl sink with mixer tap over, plumbing for washing machine, space for tumble dryer, two spaces for under counter fridge and freezer, space for a single oven with extractor hood over, serving hatch through to the dining room area, window to the side and door to the side providing access to the garden.

**BEDROOM 1**
Window to the rear overlooking the garden, radiator and built in wardrobe.

**BEDROOM 2**
Window to the rear overlooking the garden and radiator.

**BEDROOM 3**
Window to the side, radiator and built in storage cupboard.

**BATHROOM**
Fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, panelled bath and a shower cubicle. Radiator, fully tiled walls and window to the side.

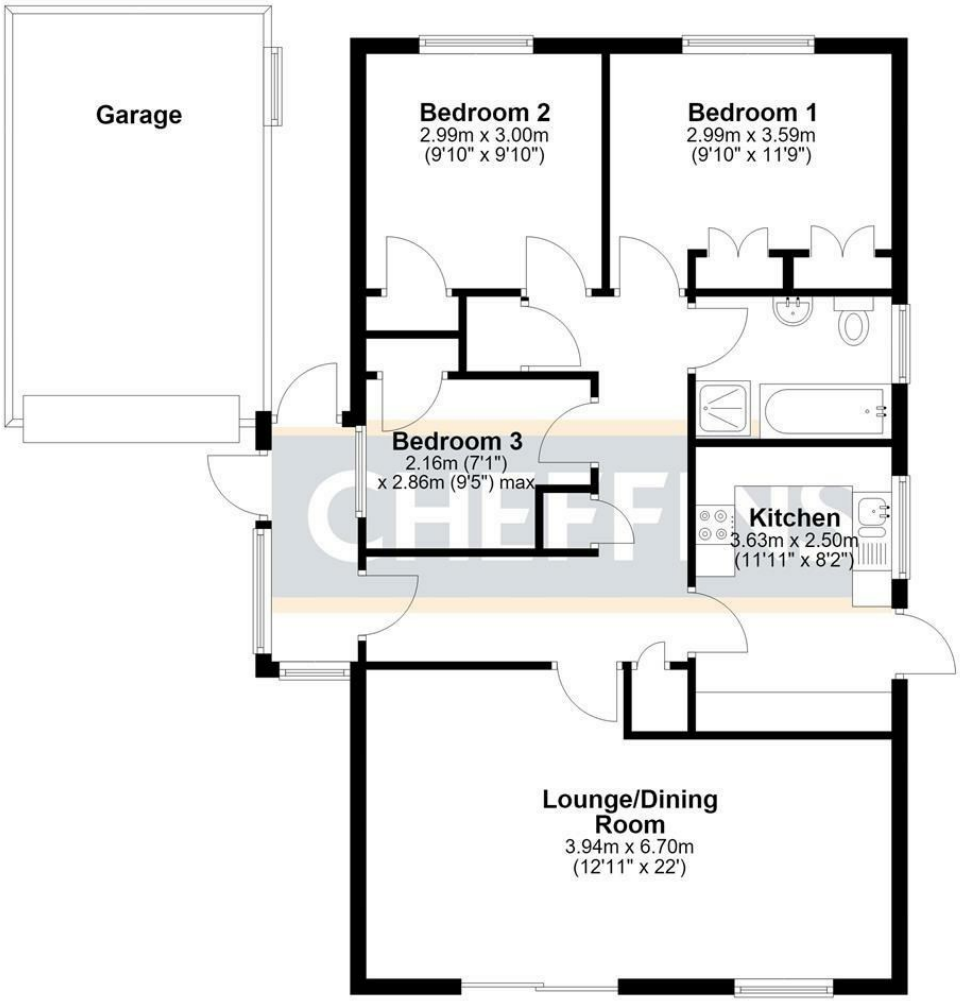
**OUTSIDE**
To the front is a mainly laid to lawn garden with mature shrubs and plants to borders, hedgerow to the front, driveway providing off road parking for 2 cars leading up to a single garage with window to the side, up and over door and connected with power and light.

To the rear is a beautifully landscaped mainly laid to lawn garden, with mature shrubs, trees and plants inset and to borders, paved patio, gated access to front on both sides, greenhouse, timber shed, featured pond and timber pergola.

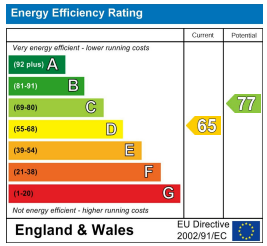
**VIEWING ARRANGEMENTS**
Strictly by appointment with the Agents.

## Ground Floor

Approx. 82.5 sq. metres (888.3 sq. feet)
(excluding Garage)




Total area: approx. 82.5 sq. metres (888.3 sq. feet)




Offers In Excess Of £25

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.