



Laceys Lane, Exning, Suffolk

Pocock + Shaw

43 Laceys Lane  
Exning  
Suffolk  
CB8 7HN

An individual 3 bedroom detached period home offering tremendous potential for extending and development (sts) and standing in a superb large plot of 0.16 acre with attractive views to the rear over allotments. The property is offered with no chain and benefits from a bay fronted living room with an open fireplace, a separate dining room and a cellar. Features include 3 generous bedrooms and a large bathroom/shower room on the first floor, off road parking and a delightful large garden.

Guide Price £459,950



Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

#### Ground Floor

##### Entrance Hall

With a stain glass entrance door, staircase to the first floor, radiator, window to the side, door to staircase leading to the cellar.

##### Sitting Room 4.57m (15') max into bay x 3.96m (13')

With a Bay window to the front, fireplace with a stone fire surround and hearth, picture rails, radiator.

##### Dining Room 3.94m (12'11") x 3.58m (11'9")

With a window to the side, tiled fireplace, picture rails, two built in cupboards both with windows, radiator, door to:

##### Kitchen 5.18m (17') x 2.75m (9')

Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, window to the side and rear, double radiator, chimney breast, wall mounted gas fired combination boiler.

##### Rear Lobby

With door to the garden.

##### Cloakroom

Low level WC, window to the rear.

##### Cellar

With a window to side and stairs to two rooms 2.91m (9'7") x 1.80m (5'11") and opening to a second area of 3.75m (12'4") x 2.14m (7')

#### First Floor

##### Landing

With three windows, radiator, access to loft space.

##### Bedroom 1 3.98m (13'1") x 3.58m (11'9")

With a window to the side aspect, picture rails, radiator.

##### Bedroom 2 3.97m (13') x 2.54m (8'4")

With a window to the front aspect, picture rails, radiator.

##### Bedroom 3 3.97m (13') x 2.54m (8'4")

With a window to the front aspect, picture rails, radiator.

##### Bathroom

Fitted with a four piece suite comprising of a roll top bath, vanity wash hand basin with a range of built in cupboards and shelving, shower enclosure, low-level WC, window to the side and rear, picture rails, radiator.

##### Outside

Understood to occupy a plot size of about 0.16 of an acre, the property is set behind a driveway laid to shingle behind a low brick wall and wrought iron gates. There is a lawned area to the side and gate leading to the rear garden. The rear garden is laid to lawn with a patio area, a number of trees and shrubs and a timber garden shed.

**Tenure** The property is freehold/leasehold.

##### Services

Mains water, gas, drainage and electricity are connected.

The property is/is not in an conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

**Council Tax** D West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



Detached Period House  
3 Bedrooms 2 Reception  
Rooms  
Large plot backing onto  
allotments  
Potential To Extend (STC)  
Offer Road Parking  
Attractive Village Location







# Pocock + Shaw

## For Sale

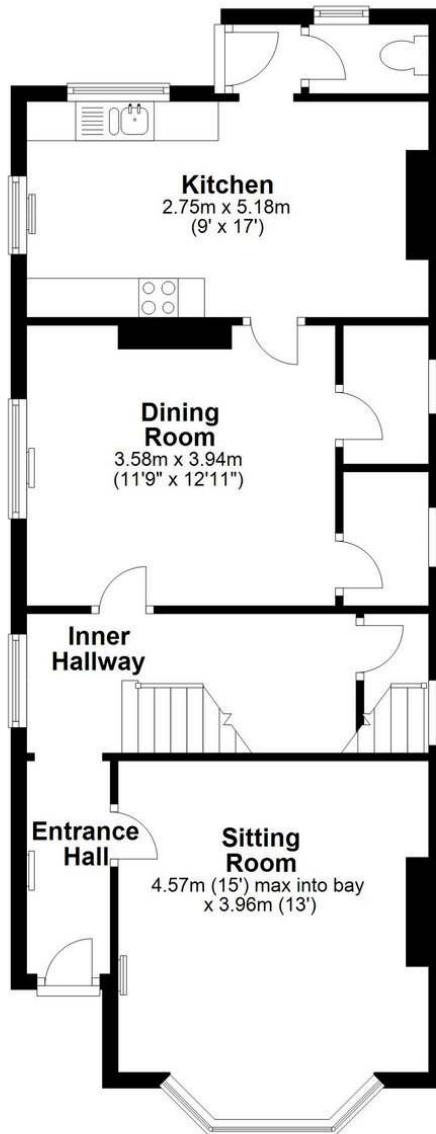
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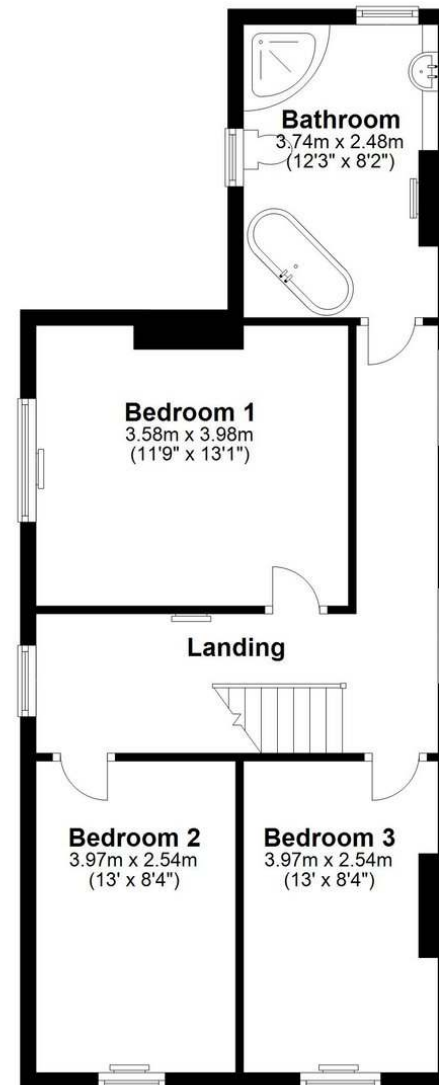
### Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



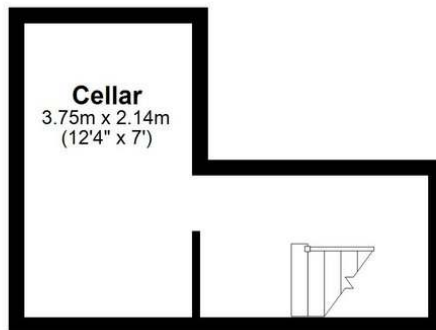
### First Floor

Approx. 57.5 sq. metres (619.5 sq. feet)



### Basement

Approx. 13.4 sq. metres (144.7 sq. feet)



Total area: approx. 134.5 sq. metres (1447.2 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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