



Red Lion Lane, Sutton, Ely, Cambridgeshire CB6 2NE

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management



## Red Lion Lane, Sutton, Ely, Cambridgeshire CB6 2NE

An extended three double bedroom detached bungalow situated in a sought after residential area close to the heart of the village.

- Entrance Hall
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Three Bedrooms (One with En-Suite WC)
- Family Bathroom
- Enclosed Rear Garden
- Ample Off Road Parking & Garage
- No Upward Chain

**Guide Price: £395,000**





**SUTTON** is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

**ENTRANCE HALL** with radiator, feature wall panelling, access to loft, spotlights to ceiling.

**DUAL ASPECT SITTING ROOM** 19'6" x 11'0" (5.95 m x 3.35 m) with double glazed windows to front and patio doors opening up to the rear private courtyard. Radiator, feature fire surround, door to:-

**KITCHEN/DINING ROOM** 26'1" x 8'4" (7.95 m x 2.55 m)

**Kitchen area** fitted with a range of matching wall and base units with work surfaces over, tiled splashbacks and inset double bowl sink unit with mixer tap. Gas cooker with stainless steel extractor canopy over, plumbing for washing machine, space for fridge, double glazed windows to rear aspect. Laminate flooring which continues through to the dining area.

**Dining Area** with radiator, personal door opening to rear courtyard and door to garage.

**BEDROOM ONE** 13'11" x 9'5" (4.25 m x 2.87 m) with double glazed window to rear aspect. Two radiators. Dressing area comprising three door wardrobes with overhead storage and hanging space. Door to:-

**EN-SUITE WC** Fitted with a two piece suite comprising low level WC and wash hand basin. Vinyl flooring and radiator.

**BEDROOM TWO** 23'5" x 11'0" (7.15 m x 3.35 m) with double glazed window to rear aspect. Velux window, two radiators.

**BEDROOM THREE** 11'4" x 9'5" (3.45 m x 2.88 m) with double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin, bath with shower attachment over and tiled splashbacks. Double glazed window to front aspect, radiator, heated towel rail, vinyl flooring.

**EXTERIOR** To the front of the property is a large block paved driveway providing ample off road parking with adjacent gravelled garden. Side gated access leads to the rear.

The fully enclosed rear garden offers an excellent level of privacy with patio area directly from the property and a lawned areas.

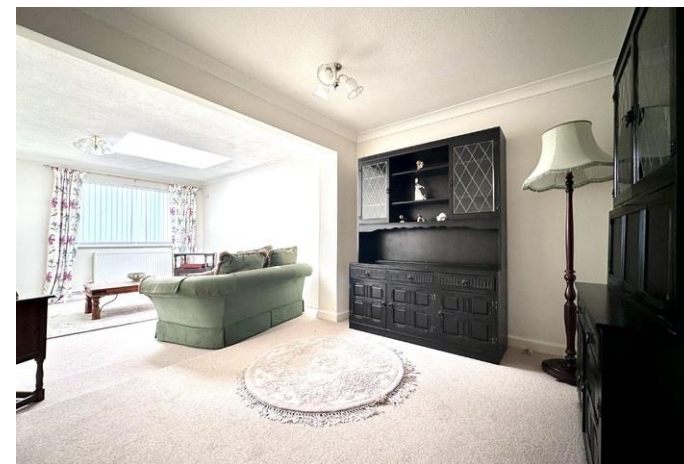
**GARAGE** 16'9" x 8'5" (5.10 m x 2.57 m) with electric up and over door, power and lighting. Wall mounted Vaillant boiler serving the central heating and hot water systems (serviced September 2023). Door to Dining area.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** To follow

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6871







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. (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.