



**1 Laceys Lane  
Exning, Suffolk**

**DAVID  
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# 1 Laceys Lane, Exning, Newmarket, Suffolk, CB8 7HL

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

Originally built in 1897, this attractive and deceptively large three-bedroom detached period home is situated in the sought after village of Exning. The property offers an impressive blend of Victorian character and modern style with features including high ceilings, beautiful sash windows, original fireplaces and exposed wooden flooring. The property has been thoughtfully maintained to keep so much of the original charm, whilst also being practical for the modern family.

## A characterful and spacious three-bedroom detached home measuring in excess of 1,600 sq.ft.

### Ground Floor

**ENTRANCE HALLWAY** Entering in through the part glazed door, the welcoming space has stairs rising to the first floor, a utility cupboard with plumbing for a washing machine, and doors leading to:

**SITTING ROOM** An elegant double aspect room with stunning timber framed sash windows. Featuring built in storage, a fireplace with inset woodburning stove, and a trap door leading down to the cellar below.

**DINING ROOM** Another fantastic room with double sash windows to the side aspect as well as an open fireplace and built in storage.

**KITCHEN/BREAKFAST ROOM** A bright space ideal for entertaining with a range of wall and base units complete with worktops over. Inset sink with drainer, and further integrated appliances include a cooker with gas hob above. There is space and plumbing for a dishwasher, and also space for a fridge-freezer within the open fireplace backing onto the sitting room. The room also features a breakfast bar, sash window to the front aspect, side access leading to the gardens, and original wood flooring underfoot.

**GARDEN ROOM** With open fireplace which has a brick surround and wooden lintel above. Stone floor, window to the side and rear aspect, with double doors leading to the rear garden.

**CLOAKROOM** With WC, hand wash basin and window to the side aspect.

### First Floor

**LANDING** With walk in airing cupboard complete with loft access and housing the boiler.

**BEDROOM 1** Stunning dual aspect master bedroom with sash windows, built-in wardrobe & storage. Feature fireplace with marble surround.

**BEDROOM 2** Currently used as a spacious home office, this second double bedroom has a large sash window to the side aspect.

**BEDROOM 3** The third and final double bedroom. Complete with sash window to the front aspect and a feature fireplace.

**BATHROOM** A wonderfully spacious family bathroom featuring a bath with hand shower attachment. The space features a separate walk-in shower with fully tiled surround. WC, hand wash basin and a large sash window complete the space which also has underfloor heating.

### Outside

The property has a wonderful Victorian frontage. To the front aspect, there is a courtyard with cobbled flooring and a hedge which creates an enclosed and private space. To the rear of the property, there is an additional area which is a lovely suntrap. It is fully enclosed with a number of mature trees and shrubs, with access also to the side of the property with a garden store and paved area ideal for alfresco dining.

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**SERVICES:** Mains water gas and electricity. Gas fired central heating to radiators. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band E.

**LOCAL AUTHORITY:** West Suffolk District Council.

**COUNCIL TAX BAND:** Band D (£2,148.91 per annum).

**TENURE:** Freehold.

**COMMUNICATION SERVICES (source Ofcom):**

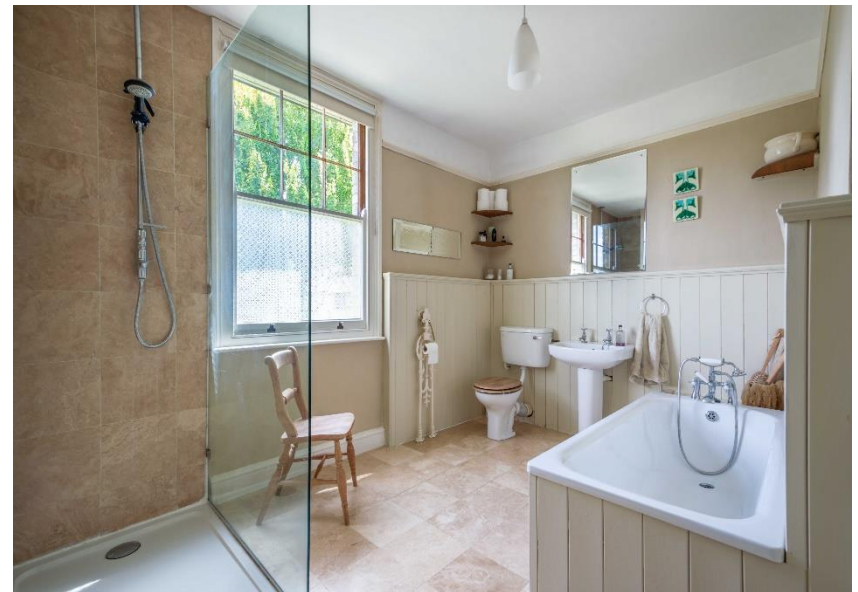
**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

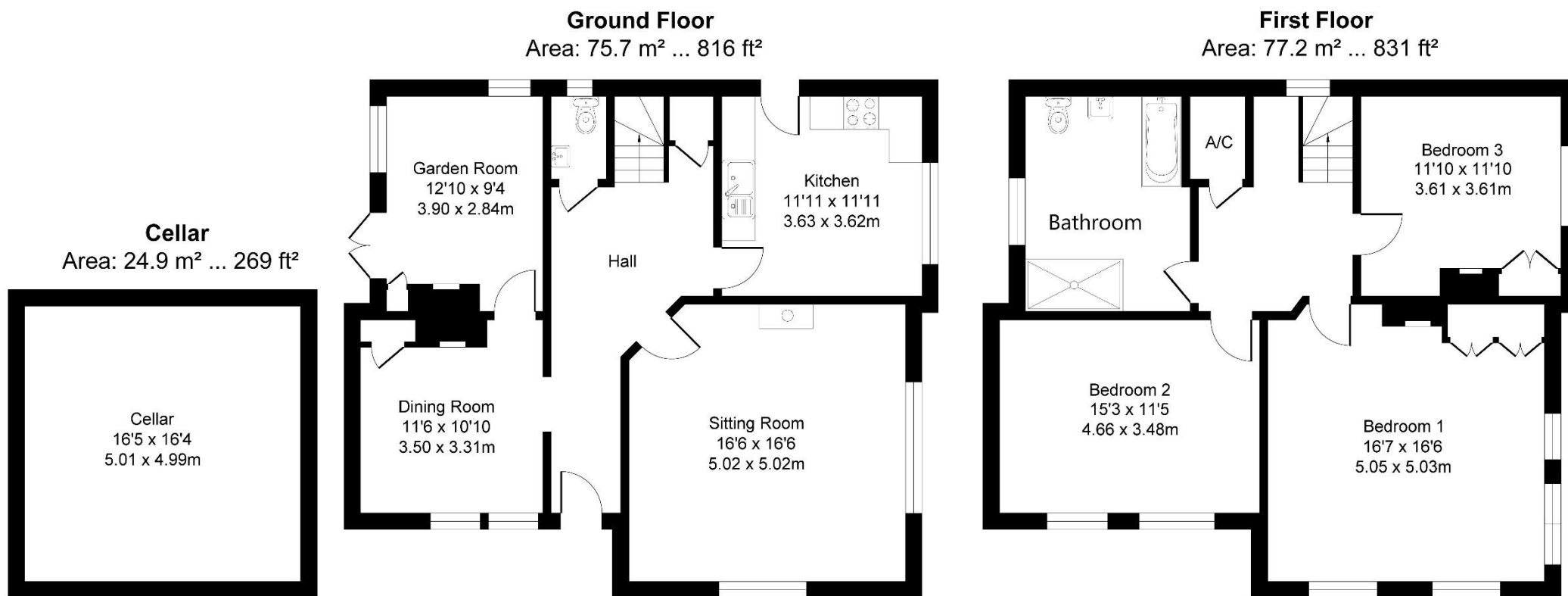
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** snored.mini.drizzly

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Total Area: 177.8 m<sup>2</sup> ... 1916 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



