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## 44 Lawn Lane, Sutton, Ely, CB6 2RE

A spacious semi detached property situated in a pleasant non estate location. Accommodation comprises entrance hall, kitchen/dining room, utility room, cloakroom, living room, 4 bedrooms (master to ensuite) and bathroom, together with single garage, driveway and enclosed rear garden.

£365,000

- Semi Detached Property
- Spacious Accommodation
- Kitchen / Dining Room & Living Room
- Cloakroom & Utility Room
- 4 Bedrooms (Master with Ensuite)
- Single Garage & Driveway
- Enclosed Rear Garden
- Non Estate Location
- No Upward Chain

**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.

**ACCOMMODATION with approximate room sizes.****ENTRANCE HALL**

With front entrance door with glazed side panel, stairs to first floor.

**LOUNGE**

14' 1" x 11' 11" (4.29m x 3.63m)

With feature log burning stove, window to front aspect.

**KITCHEN / BREAKFAST ROOM**

16' 5" x 9' 10" (5m x 3m)

Fitted with a range of modern base and eye level storage units, work surfaces and drawers, breakfast bar, 1 1/4 sink unit and drainer with mixer tap, integrated oven, ceramic hob with extractor hood above, microwave, dishwasher and fridge/freezer, tiled flooring, window to rear aspect, French doors to rear garden, spotlights, low level under unit lighting.

**UTILITY ROOM**

9' 5" maximum x 7' 5" maximum (2.87m x 2.26m)

With work surface, eye level storage cupboard, plumbing for washing machine and space for tumble dryer, window to rear aspect, door to side aspect.

**CLOAKROOM**

With low level WC, hand basin, tiled flooring, window to rear aspect.

**FIRST FLOOR LANDING**

With storage cupboard.

**BEDROOM 1**

12' 9" x 10' 4" (3.89m x 3.15m)

With window to front aspect. Door to:

**ENSUITE**

With double walk-in shower cubicle, vanity inset hand basin, low level WC, tiled floor, window to front aspect.

**BEDROOM 2**

14' 1" x 12' 0" (4.29m x 3.66m)

With window to rear aspect, boiler cupboard.

**BEDROOM 3**

11' 4" maximum x 10' 4" maximum (3.45m x 3.15m)

With window to front aspect.

**BEDROOM 4**

11' 8" x 7' 6" (3.56m x 2.29m)

With window to rear aspect.

**BATHROOM**

7' 8" x 5' 5" (2.34m x 1.65m)

With suite comprising "P" shaped bath with shower above, low level WC, wash hand basin, 2 windows to rear aspect.

**OUTSIDE**

To the front of the property there is a block paved driveway providing off road parking and leading to a single integral garage with up and over door.

Gated access to the side leads to the rear garden which is fully enclosed by walling and fencing, being hard landscaped with block paved patio, slate, circular seating area and slabbed areas.

**AGENTS NOTE**

Please note: The property is currently tenanted. The photographs included within these particulars were taken prior to the occupation by the current tenants and are included for guidance purposes only.

**MATERIAL INFORMATION**

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band - C

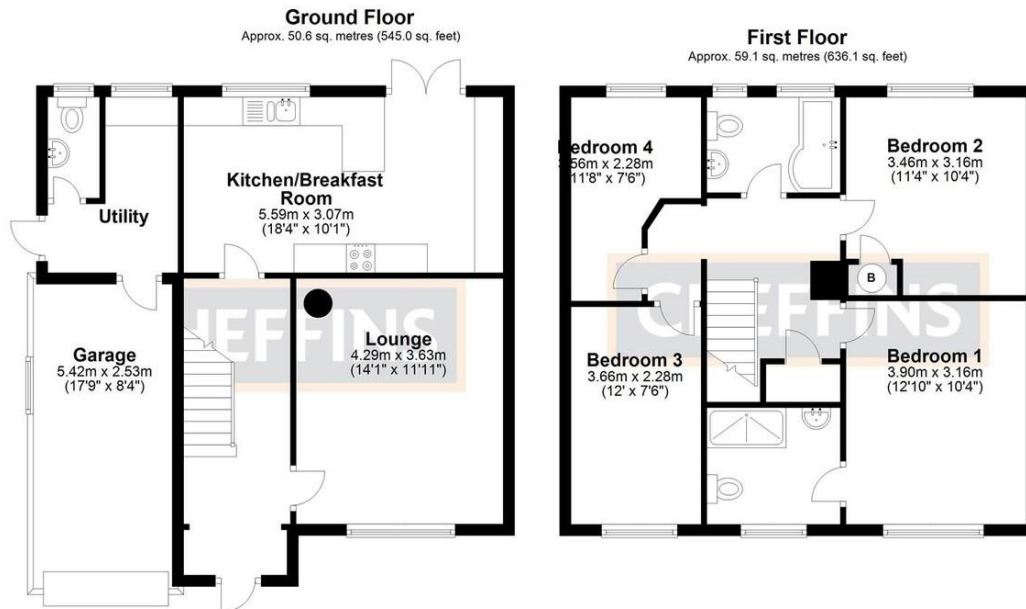
**VIEWING**

Strictly by appointment with the Agents.





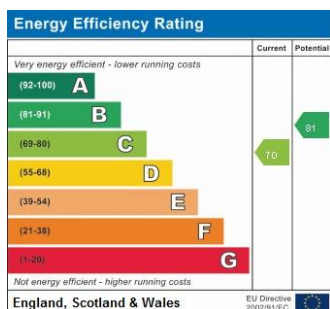




Total area: approx. 109.7 sq. metres (1181.0 sq. feet)  
**Not to scale, for guidance purposes only**

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



### Council Tax Band: C

#### Special Notes

- As the selling agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.