



1a Star & Garter Lane
Newmarket, CB8 9EW

Guide price £525,000



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- Modern detached cottage
- Conservatory
- Off-road parking
- No chain

Lodge Cottage is a beautifully presented 3-bedroom, detached house on a quiet lane in the heart of this desirable village just 3 miles from the historic town of Newmarket. Offered with no onward chain.

The accommodation is about 1200 sq.ft and well planned and perfectly proportioned.

On the ground floor, there is a wide entrance hall with a cloakroom and WC as well as useful understairs storage. The large, contemporary kitchen/dining room has a range of units, a double oven, gas hob, integrated dishwasher, washing machine, and large fridge freezer. There is plenty of space for a dining table as well as a bay window with French doors leading to the garden.

The dual-aspect living room is light and spacious with a feature fireplace, french doors lead to the southeast-facing conservatory.

Upstairs, off the landing, are the three bedrooms and family





bathroom. The main double bedroom is a good size with the added benefit of fitted cupboards. The second bedroom is a double and has views over the rear garden. The third bedroom is currently used as a home office and also benefits from a built-in cupboard. The family bathroom has a bath, separate shower, vanity unit, basin, and WC, there is also a heated towel rail.

Lodge Cottage is double-glazed throughout with oil-fired central heating.

Outside there is parking, a single garage, and a wonderful rear garden which is laid mainly to lawn with mature shrubs to the border.

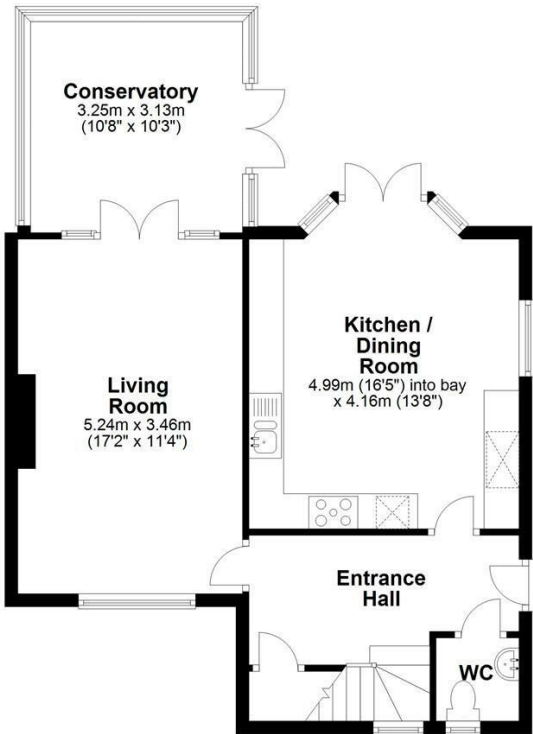
Located on a private road off the High Street in Cheveley, there is easy access to the local post office, shop, primary school, and numerous amenities of Newmarket.

WhatThreeWords: ///pulsing.heightens.older



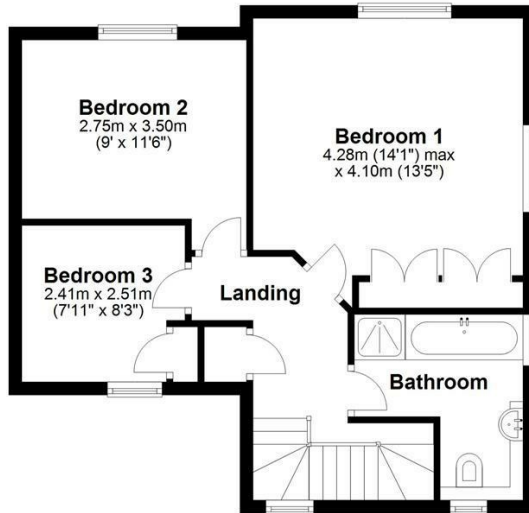
Ground Floor

Approx. 61.0 sq. metres (656.7 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.1 sq. feet)

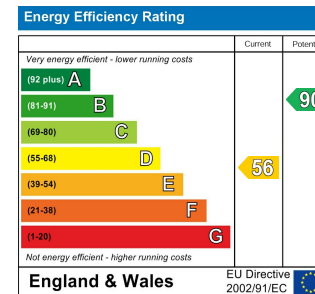


Total area: approx. 111.0 sq. metres (1194.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

Agents notes: Photo were taken prior to the current tenancy in place.

There is an annual charge for the upkeep of the private road of around £100.00 per annum

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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