



**2 Hinton Hall Cottage**  
**Haddenham**

DAVID  
BURR





## 2 Hinton Hall Cottage, Hinton Hall Lane, Haddenham, Ely, CB6 3SZ

Haddenham is a thriving village ideally situated approximately 6 miles from Ely, 14 miles from the City of Cambridge and 16 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities including pubs, shops, medical centre, church and recreational facilities. Further amenities can be found in nearby Ely along with a well-connected railway station offering regular services to Cambridge and London.

A recently updated three bed, semi-detached property tucked off on a quiet lane in the village of Haddenham. The property consists of an entrance hall, sitting room, kitchen and separate dining room downstairs. Upstairs there is three generous bedrooms with a bathroom and separate WC room. As well as this, there is a separate outdoor utility with light and power. Outside is complete with a driveway and covered carport and both the front and rear gardens are mature with a selection of shrubs and trees.

### A recently updated and well-presented three bed semi-detached property in Haddenham measuring approximately 1,000 sq.ft of accommodation.

#### Ground Floor

**ENTRANCE HALL** Window to side aspect, stairs rising to the first floor and a door leading to the:

**KITCHEN** A useful space with base and matching wall units. There is an inset sink with drainer looking out of the window to the rear aspect. Integrated appliances include an oven and induction hob with extractor over the top. There is also space and plumbing for other water appliances. The space is complete with a storage cupboard running under the stairs.

**DINING ROOM** Leading off of the kitchen, this useful room also features a window to the rear aspect.

**SITTING ROOM** A spacious room with a large window to the front aspect and a blocked up fireplace.

#### First Floor

**LANDING** Window to side aspect, fitted airing cupboard and loft access.

**BEDROOM 1** With freestanding wardrobes and a window to front aspect.

**BEDROOM 2** Window to the rear aspect.

**BEDROOM 3** Window to the front aspect.

**BATHROOM** Fitted with a bath with a shower over, hand wash basin, wall mounted storage cupboard and window to the rear aspect.

**WC ROOM** Window to side aspect and WC.



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## Outside

The property is approached by a driveway leading down to the covered carport. There is an additional outdoor utility which is complete with a small butler sink, light and power with windows to both aspects. The front garden is mainly laid to lawn with a hedge forming the boundary. The rear is similar with a selection of mature shrubs completing this and a feature willow tree as a feature of the garden.

**SERVICES** LPG central heating. Mains electricity with private drainage and water. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND C.**

**TENURE** Freehold.

**WHAT3WORDS** hitters.dreading.bearings

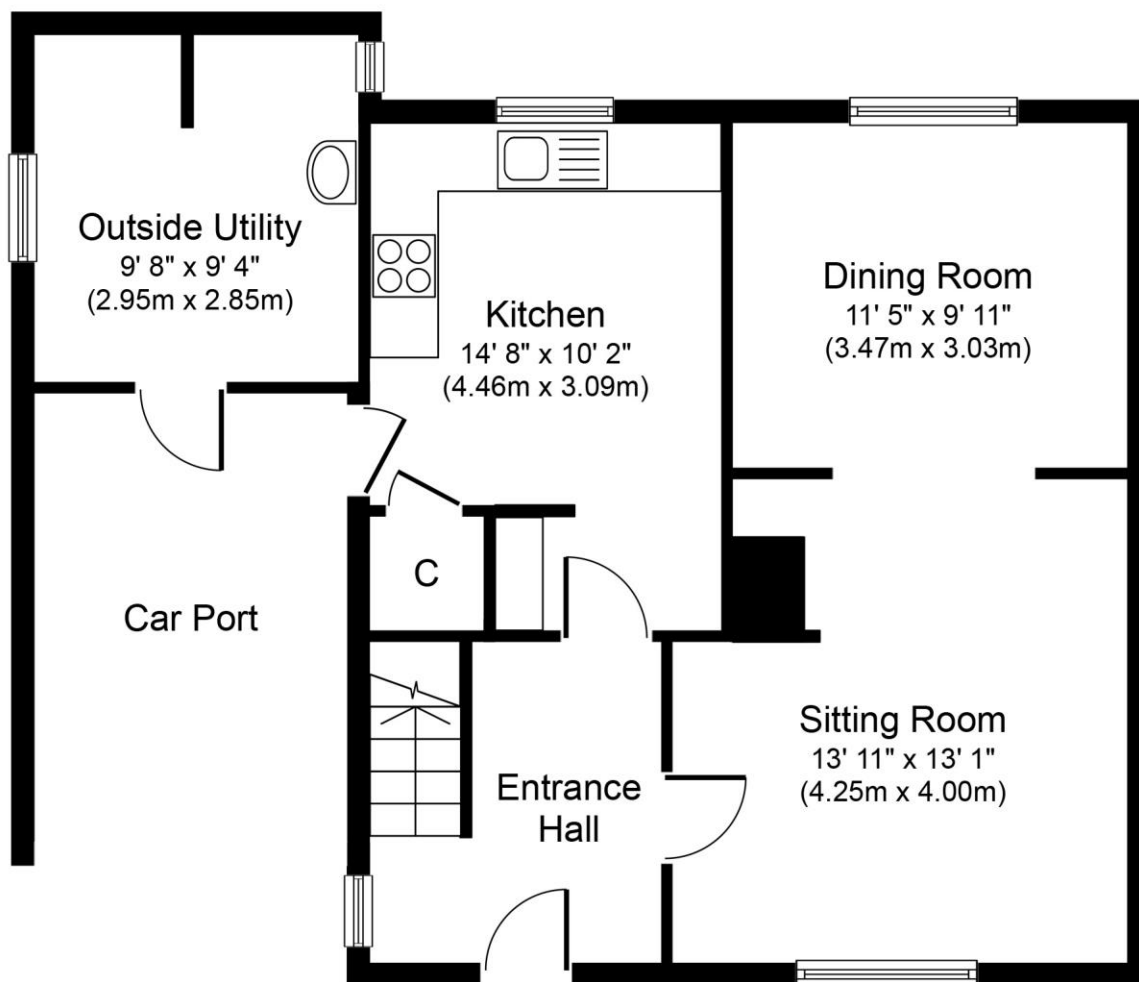
**EPC** E.

**VIEWING** by prior appointment only through David Burr estate agents.

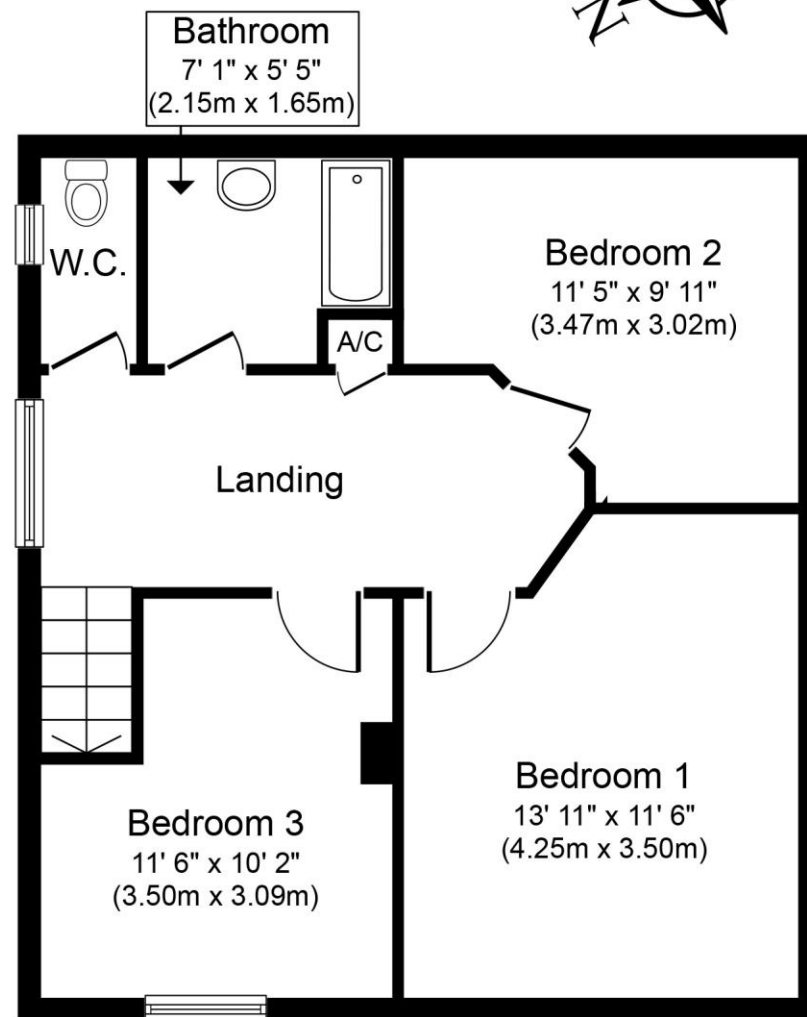
**TENANT INFORMATION** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

**MANAGEMENT** The property will be managed by the landlord.





**Ground Floor**  
**Approximate Floor Area**  
**631 sq. ft.**  
**(58.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**529 sq. ft.**  
**(49.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

