Balmforth

Estate Agents, Valuers & Letting Agents



110 Lakeside, Fen Bank, Isleham Marina, Ely, CB7 5ZD

Asking Price £290,000

Set within a DESIRABLE LAKESIDE POSITION on the popular Isleham Marina development, this CHAIN FREE SWEDISH-STYLE WATERSIDE CHALET offers a unique opportunity to enjoy a more relaxed way of living. Occupying an ENVIABLE SPOT overlooking the lake, the property benefits from uninterrupted water views,

its own PRIVATE MOORING, STORAGE and a RAISED DECKING AREA ideal for taking in the surroundings. With private parking and a distinctive design, this is a home that stands out for both its setting and lifestyle appeal.

Riverside Island Marina in Isleham is known for its peaceful, close-knit community and laid-back atmosphere, offering a welcome contrast to busier residential areas. Surrounded by woodland and open countryside, the development provides easy access to scenic riverside walks and nature on the doorstep, while still being within reach of Isleham village amenities and nearby Mildenhall and Newmarket. It's a setting that appeals to those looking to slow the pace, enjoy the outdoors, and be part of a genuinely charming waterside environment.

In more detail the accommodation comprises of:
CONSERVATORY
A bright addition with windows to all sides overlooking the lake, creating a light and versatile space, with French doors opening through to the main living area.

LIVING ROOM
A cosy yet airy reception room with dual aspect Velux windows allowing natural light to flow through, complemented by a fixed staircase rising to the first floor.

KITCHEN
Fitted with a range of shaker style cabinetry with work surfaces over and an inset sink. Space is provided for a freestanding oven, washing machine, tumble dryer and fridge/freezer, with dual windows to the side aspect.

BATHROOM
Comprising a white suite including a specialist rinsing tub, basin set within a vanity unit and WC, with a Velux window to the side allowing for natural light.

BEDROOM ONE
A comfortable double bedroom with windows to dual aspects, providing a bright and airy feel.

BEDROOM TWO
Another well-proportioned room with windows to dual aspects, offering flexibility for use as a guest room or home office.

UPSTAIRS:
STORE ROOM
Currently utilised as a bedroom, this versatile space benefits from dual aspect Velux windows

WC
Fitted with a WC and hand basin, with a Velux window and access to the water tank.

OUTSIDE
To the front, there is parking for three to four vehicles and access to the underside of the lodge for storage. Side access leads through to the rear garden, where a grassed area and decking provide outdoor seating space alongside the private mooring. A wooden ramp gives access to the raised decking area overlooking the lake.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Electric storage heaters
Windows/doors: UPVC Double glazing
Council Tax: Band A - £1,499.90 (2026/2027)
Service Charge: £690 pa
Drainage: Mains

AGENTS NOTE
1. Mortgages are available via a specialist local broker with experience at the Marina, (please contact the Balmforth office for details).
2. Property/Buildings insurance is generally in-line with conventional residential property (please contact the Balmforth office for details).
3. The Marina levies a service charge to cover the maintenance for the whole site (currently £690 per year).
4. Most of the lodges were constructed approximately 35 years ago.
5. The boat is available by separate negotiation

¦¦Location¦¦

Isleham village has many local amenities these include: - a small Co-op supermarket, village stores, primary school, three public houses and three churches. The nearby towns of Newmarket, Ely and Mildenhall are well served by a larger variety of shopping amenities together with schooling for all age groups and recreational facilities. Isleham village also boasts a sense of community with it's thriving 'Beeches' facility, home to local sports teams, village clubs and monthly farmers market.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



















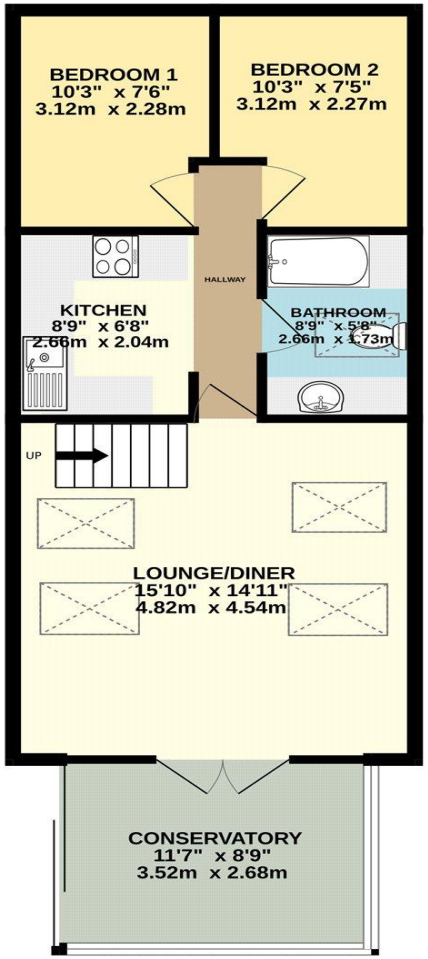
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

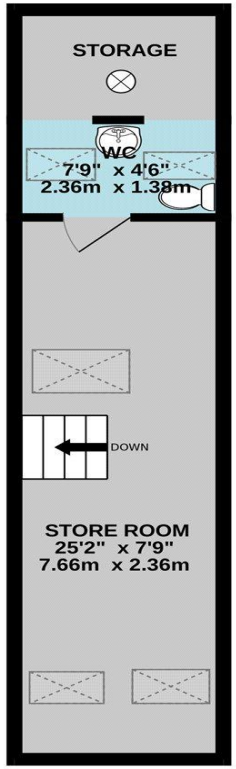
Material Information Brochure

Energy Performance Chart to follow

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

FBM260439

naea | propertymark PROTECTED
arla | propertymark PROTECTED
propertymark cmp Client Money Protection
The Property Ombudsman

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5