



Lambs Lane, Cottenham, Cambridge, CB24 8TA



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Residential sales, lettings & management

Greytiles
2 Lambs Lane
Cottenham
Cambridge
CB24 8TA

A large detached three bedroom bungalow, on a large mature plot, tucked away just off the High Street right in the heart of this popular village, north of Cambridge. With a large L shaped lounge/diner, and three double bedrooms, the property offers scope for updating and re-modelling. With off road parking and double garage.

- Large L shaped lounge/diner
- Conservatory
- Kitchen and utility room
- Three bedrooms
- En-suite to bedroom one
- Family bathroom
- Large mature plot
- Double garage

Offers around £475,000



This spacious detached three bedroom bungalow occupies a large mature plot, tucked away to the rear of the Cottenham Club, in the centre of the village. The property has three double bedrooms, with an en-suite to the main bedroom. There is a large L shaped sitting room/ dining, conservatory and kitchen. Cottenham Village has a number of shops, including a green grocer, Co-op and takeaway. The highly regarded primary school and village college are also just a short walk away.

RECEPTION HALL Glazed entrance door and glazed side panel. Radiator. Double cloaks cupboard. Further double fitted cupboard. Door to:

SITTING ROOM 24' 6" x 12' 11" (7.47m x 3.94m) Window to the front aspect, flame effect gas fire, radiator, double sliding patio doors to conservatory, opening to:

DINING AREA 10' 0" x 8' 11" (3.05m x 2.72m) Window to the rear, door to kitchen, radiator.

CONSERVATORY 12' 5" x 8' 8" (3.78m x 2.64m) Glazed construction with metal frame, windows to side and rear, door to rear, and sliding door to side.

KITCHEN 11' 7" x 10' 0" (3.53m x 3.05m) Fitted units, with work surface, inset single drainer stainless steel sink unit, further base units, part tiled splashback, matching wall mounted cupboards. Floor standing Ideal Mexico gas boiler, double fitted cupboard, window to the rear.

REAR LOBBY 5' 10" x 4' 3" (1.78m x 1.3m) Fitted cupboards and glazed door to rear garden, to function as a boot room or pantry.

BEDROOM ONE 20' 6" x 10' 0" (6.25m x 3.05m) Window to the front, and two windows to the side, radiator, door to

UTILITY ROOM 6' 8" x 4' 4" (2.03m x 1.32m) Worksurface with single drainer stainless steel sink unit, base units and further wall mounted cupboards. Door to the rear garden.

EN-SUITE WET ROOM Fitted suite with vanity wash basin, close coupled WC, and shower. Ceramic tiling to the walls and floor, window to the side, fitted towel rail/radiator.

BEDROOM TWO 12' 11" x 12' 11" (3.94m x 3.94m) Window to the front, radiator, two double fitted wardrobes.

BEDROOM THREE 12' 11" x 9' 1" (3.94m x 2.77m) Window to the rear, radiator.

BATHROOM 8' 0" x 5' 10" (2.44m x 1.78m) Coloured suite with pedestal wash basin, close coupled WC and bath, part ceramic tiling to the walls, window to the rear, radiator.

OUTSIDE The property is approached through the gravelled car park for The Cottenham Club. Double wrought iron gates, parking area,

DOUBLE GARAGE 22' 0" x 15' 0" (6.71m x 4.57m) Detached garage with double width up and over door.

GARDEN Set on a large plot, with lawned area to three sides, several flower and shrub borders, patio and a number of mature trees.

SERVICES All mains services are connected

TENURE Freehold

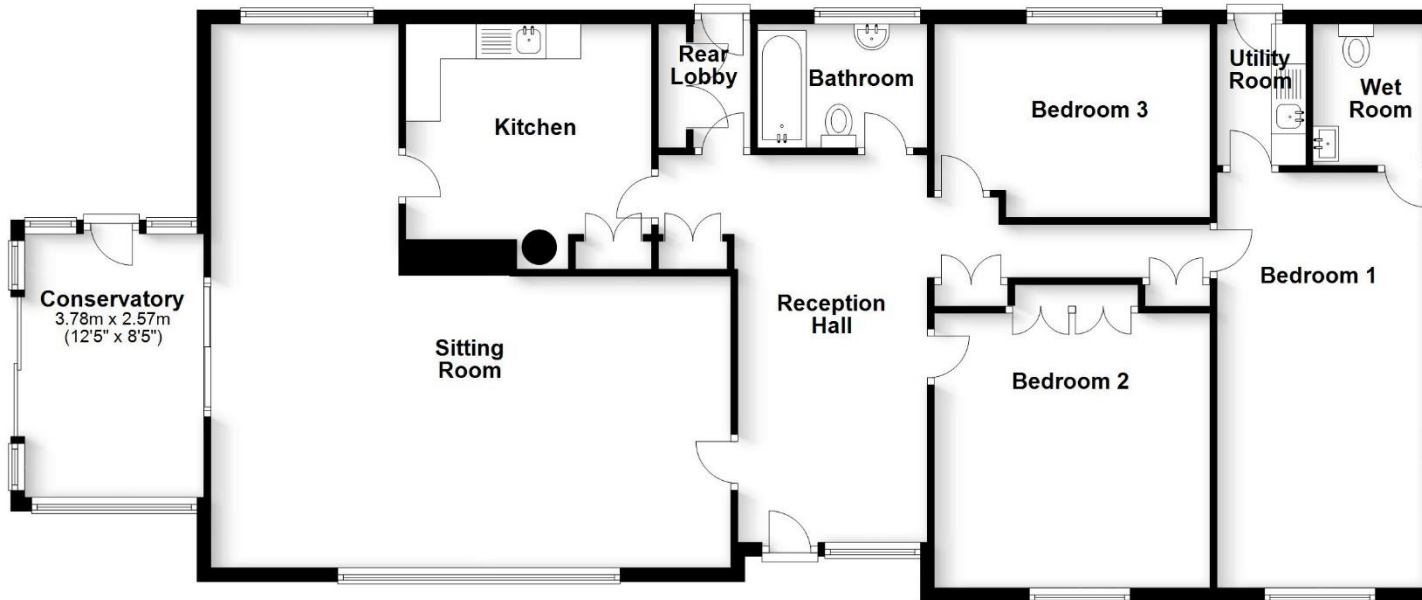
VIEWING By prior appointment with Pocock and shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 146.7 sq. metres (1579.6 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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