



**40 Northfields,
Lode**

**DAVID
BURR**



40 Northfields, Lode, CB25 9EU

Lode is a well-regarded village located just off the B1102, offering convenient access to both Cambridge and the A14. The village is particularly noted for its close proximity to open countryside and its connection to Anglesey Abbey, a nearby National Trust property. The neighbouring village of Bottisham offers excellent amenities, including a primary school, secondary school, swimming pool, public-access gym, and a health centre.

Occupying a superb position within this highly sought-after village, this detached bungalow offers wonderful potential for updating and extension (subject to planning consent). Positioned on a peaceful road yet ideally situated for convenient access to both Cambridge and Newmarket, the property presents an exciting opportunity to create a home tailored to individual requirements. The accommodation currently includes three bedrooms, a garage and ample driveway parking, complemented by a generous westerly-facing rear garden enjoying an excellent degree of privacy.

A well-positioned detached bungalow in a sought-after village, offering exciting potential to extend (STP), with three bedrooms, a garage, ample parking, and a private westerly-facing garden.

Ground Floor

LIVING / DINING ROOM A bright and spacious dual-aspect room with windows overlooking both the front and rear gardens. The room features a gas fireplace with a brick surround, double doors leading to the conservatory, and a breakfast bar opening through to the kitchen, creating a sociable and open layout.

KITCHEN Fitted with a range of base-level storage units, an inset stainless-steel sink and drainer, and space for a gas cooker with extractor hood over. There is also a useful pantry cupboard providing additional storage.

CONSERVATORY / UTILITY AREA Currently used as a utility space, the conservatory is fitted with base-level storage units, a stainless-steel sink and drainer, and plumbing for a washing machine. Sliding patio doors open directly onto the rear garden.

HALLWAY The hallway provides access to a cupboard housing the gas boiler and an airing cupboard containing the hot water cylinder.

BEDROOM 1 A double bedroom with a window to the front aspect and fitted wardrobes providing ample storage.

BEDROOM 2 A double bedroom with a window overlooking the rear garden and fitted wardrobes.

BEDROOM 3 A single bedroom with a window to the front aspect.

BATHROOM Comprising a bath, wash hand basin and WC, with an obscured window to the rear aspect.

SEPERATE WC Fitted with a low-level WC and an obscured window to the rear aspect.

Outside

The front garden is enclosed by a low-level hedge and includes lawn and gravelled areas suitable for additional parking. A block-paved driveway leads to the single garage, which benefits from an integral door providing direct access from inside the house. Gated side access is available on both sides of the property.

The property benefits from a fantastic, private, and enclosed westerly-facing rear garden, which is predominantly laid to lawn with a variety of mature trees, shrubs, and well-stocked borders. There is also a block-paved seating area, ideal for outdoor dining and entertaining.

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SERVICES Gas-fired underfloor heating. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D. (£2,329.59 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS parsnips.passively.inhaler

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Gross Internal Area
1220 sq ft (113 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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