



23 Northfields,
Lode

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23 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.

Situated in a quiet, established position within the sought-after village of Lode, this well-presented three-bedroom mid-terrace home offers bright and spacious accommodation throughout. Ideal for first-time buyers, families or commuters, the property comprises an open-plan kitchen/dining room, living room, three bedrooms and a family bathroom. Outside, there is a fully enclosed south-facing rear garden and a front driveway providing ample off-road parking.

A well-presented three-bedroom mid-terrace home, quietly positioned in Lode with a south-facing garden and driveway parking.

Ground Floor

KITCHEN External door leading into the kitchen, fitted with a range of eye and base level storage units with worktop surfaces and inset 1.5 bowl stainless steel sink with drainer. Space for a fridge/freezer and electric cooker, plumbing for washing machine and wall-mounted gas-fired boiler. Window to the front aspect, open plan through to the dining area.

DINING AREA Space for table and chairs with useful understairs storage cupboard and window overlooking the rear garden.

HALLWAY With additional understairs storage, door to the rear garden and stairs rising to the first floor.

LIVING ROOM A comfortable reception room featuring a multi-fuel burner and window overlooking the front garden.

First Floor

LANDING Window to the rear aspect and doors leading to bedrooms and bathroom.

BEDROOM 1 Double bedroom with window to the front aspect, built-in storage and access to loft space.

BEDROOM 2 Double bedroom with window to the front aspect.

BEDROOM 3 Good-sized single bedroom with window to the rear aspect.

BATHROOM Fitted with a panel bath and mixer shower attachment, low level WC, wash hand basin, heated towel rail and obscured window to the rear.

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Outside

To the rear, an enclosed south-facing garden predominantly laid to lawn with decorative borders and a selection of small trees providing a good degree of privacy. There is also a storage shed. Solar panels are fitted to the south-facing roof.

To the front, the property is set back from Northfields behind a gravel driveway providing ample off-road parking, along with an additional storage shed.

SERVICES Gas fired central heating to radiators. 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 B. (£1,811.90 per annum)

EPC B.

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 placidly.feelers.bounding

VIEWING Strictly by prior appointment only through DAVID BURR.

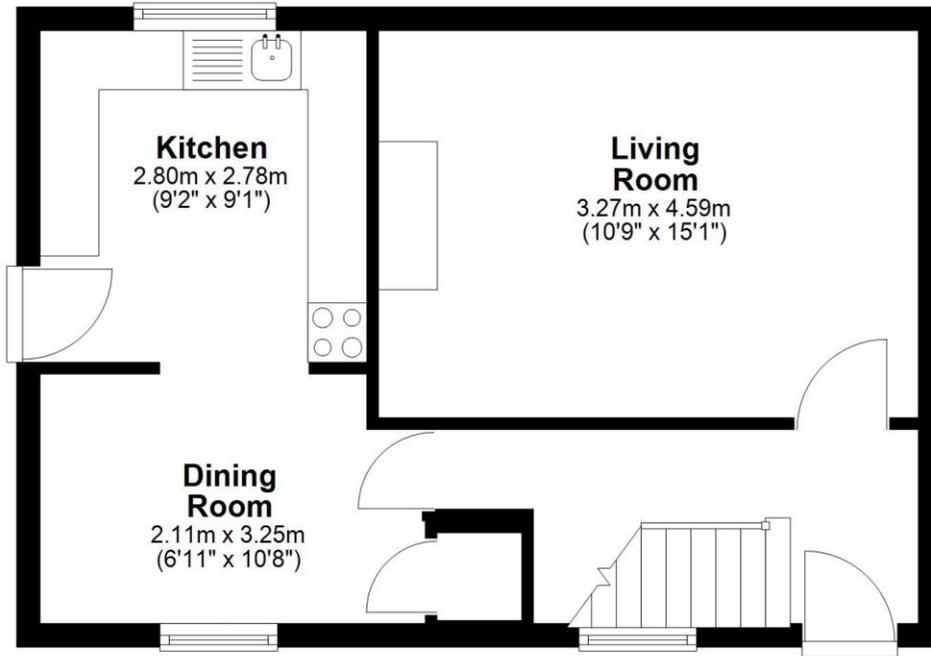
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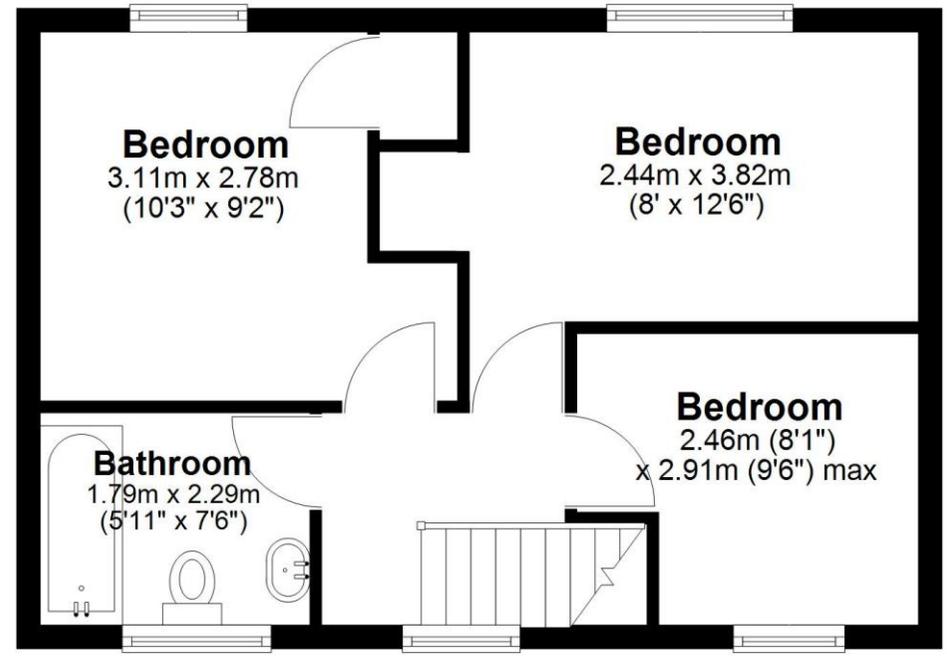
Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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