Lingrey Court, Trumpington, Cambridge, CB2 9JA

CHEFFINS

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Trumpington, Cambridge,
CB2 9JA

4 2 3

£2,500 PCM

- Available form 25/09/2026
- Unfurnished
- EPC: C
- Council Tax Band: E
- Gas Central Heating
- Garden
- Off Street Parking

A 4 bedroom detached family house located in Trumpington. The accommodation is arranged over three floors and comprises entrance hall, generous sitting room, spacious garden room, kitchen, study and cloakroom on the ground floor. The first floor offers three double bedrooms and family bathroom, while the principal bedroom with en-suite occupies the top floor. Outside, the property features an enclosed rear garden, off-street parking, laundry room and secure bicycle store. We regret no sharers. Unfurnished. Available from 25/09/2026. EPC: C and Council Tax Band: E.

LOCATION

The property is located off Trumpington Road in the highly sought-after district of Trumpington, situated on the southern fringe of Cambridge. The property benefits from a prime position within easy reach of the city centre, together with a wide variety of everyday amenities close at hand. For commuters, Cambridge South Railway Station and the nearby M11 offer excellent transport connections to London and further afield, while well-established cycle routes, frequent bus services and the guided busway provide convenient access to Addenbrooke's Hospital and the Biomedical Campus.

ENTRANCE LOBBY
windows to side aspect and door to:

ENTRANCE HALL
stairs rising to first floor with cupboard beneath and doors to living room, kitchen, cloakroom and study off.

LIVING ROOM
bay window to front aspect and sliding patio doors to rear aspect opening to:

GARDEN ROOM
bay to rear aspect with patio doors to garden, further windows to rear and side aspects, patio doors to side aspect opening to garden and door to:

KITCHEN
base and wall units, work tops, sink with window to rear aspect above and integrated appliances including double oven, electric hob with extractor hood above, fridge freezer and dishwasher

CLOAKROOM
wc, wash basin with vanity unit below and window to side aspect.

STUDY
fitted shelving to alcove and windows to front and side aspects.

STAIRS/FIRST FLOOR LANDING
stair case with window to side aspect, landing with stairs rising to 2nd floor, built in cupboard and doors to bedrooms 2, 3 & 4 and the family bathroom off.

BEDROOM 2
built in double wardrobe with sliding doors and window to rear aspect.

BEDROOM 3
doorway to walk-in wardrobe and window to front aspect.

BEDROOM 4
window to rear aspect.

FAMILY BATHROOM
shower enclosure, bath, wc, wash basin with vanity unit below and mirror above, wall cabinet and window to front aspect with obscured glass.

STAIRS/2nd FLOOR LANDING
built in cupboard housing gas central heating boiler, Velux skylight and door to:

BEDROOM 1
2 built in wardrobes, Velux window to front aspect, window to rear aspect, eaves storage and door to:

EN-SUITE
shower over bath with glass shower

screen, wc, wash basin with vanity unit below and mirror above, wall cabinet and window to rear aspect with obscured glass.

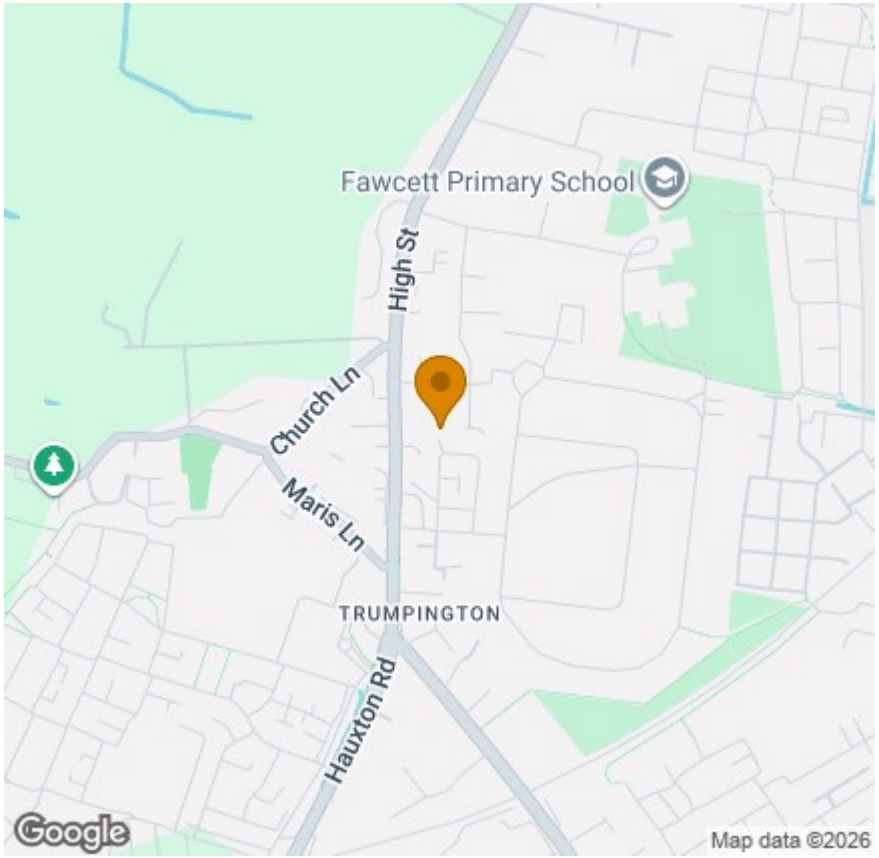
OUTSIDE

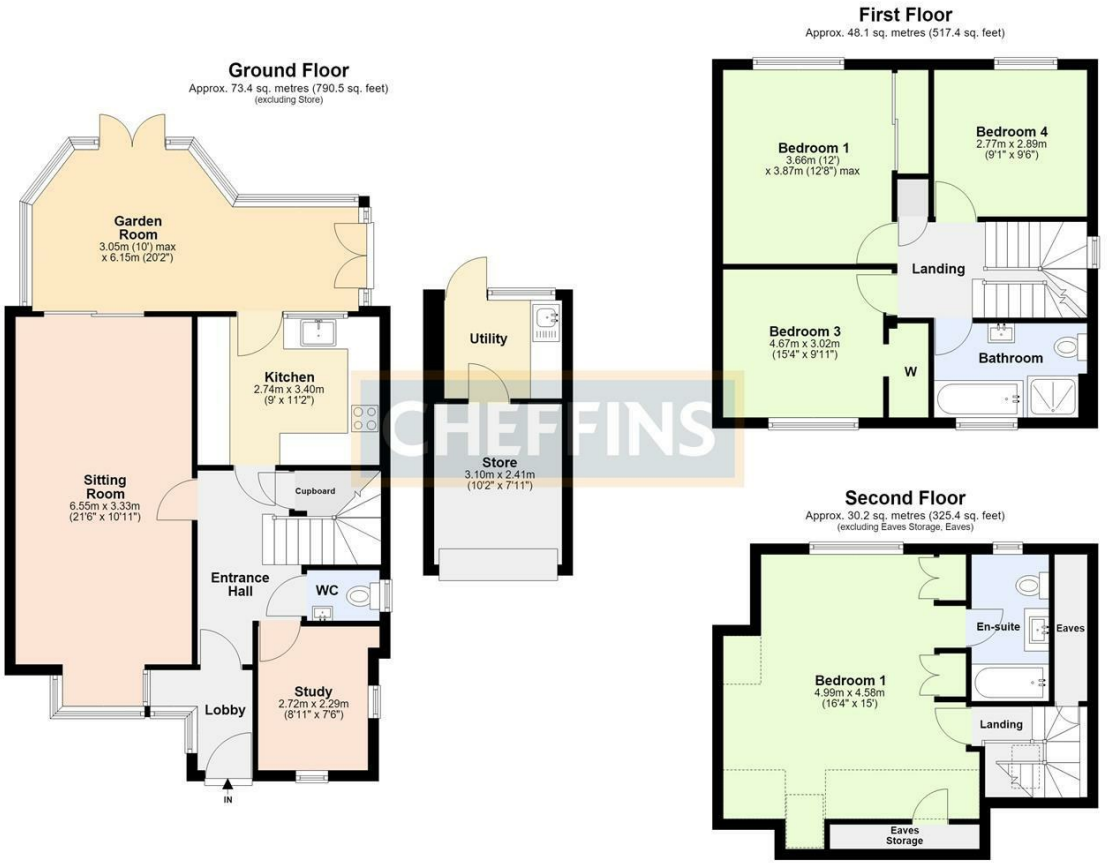
open front garden with gravelled shrub borders, off street parking in front of former garage and side gate to enclosed rear garden principally laid to lawn with patio, raised beds and mature conifer borders. Former garage has been divided and converted into a laundry room to the rear with work top, sink, washing machine, space for a tumble dryer, window to rear aspect and internal door to bicycle store to the front with up and over garage door.

LETTING AGENT NOTES

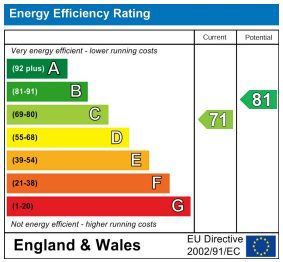
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £576
Deposit - £2884





Total area: approx. 151.7 sq. metres (1633.3 sq. feet)



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.