



Tinkers Lane, Kingston, Cambridge, CB23 2NW

CHEFFINS

Tinkers Lane

Kingston, Cambridge,
CB23 2NW

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: F
- Electric Heating
- Garage & Parking
- Garden

A 3 bedroom detached family home with generous garden and enjoying delightful elevated countryside views, located on the edge of the village. The accommodation comprises entrance porch, entrance hall, living room, kitchen/breakfast room, cloakroom, 2 double bedrooms, 1 single bedroom and bathroom. Single garage, off street parking and large garden. Unfurnished. Available now. EPC: E and Council Tax Band: F.



£1,300 PCM





LOCATION



Kingston is a highly sought-after and most picturesque village in the heart of the Cambridgeshire countryside. The village is within easy reach of Cambridge via the A603 and there are mainline stations at Royston, Foxton and Shepreth that provide a direct service to Cambridge and London. The village is also within catchment for Bourn Primary School and Comberton Village College.

DOUBLE GLAZED ENTRANCE DOOR

to:

ENTRANCE PORCH

double glazed windows to front and side aspect, double glazed door leading into rear garden and part glazed door to kitchen/breakfast room. Door to:

ENTRANCE HALL

built-in storage cupboard under staircase rising to first floor. The living room, kitchen/breakfast room and cloakroom are accessed off the entrance hall.

LIVING ROOM

feature central brick open fireplace (not in use), serving hatch to kitchen, double glazed windows to front and side aspect and a set of double glazed sliding patio doors leading to rear gardens and patio area.

KITCHEN/BREAKFAST ROOM

base and wall units, work tops, sink with mixer tap and double glazed window to rear aspect above, freestanding electric oven and hob

with extractor hood above, washing machine, slimline dishwasher, space for a fridge freezer, built-in storage cupboard, built-in shelved pantry and part glazed door to entrance porch.

CLOAKROOM

w.c., corner wash basin with tiled splashback and frosted double glazed window to front aspect.

LANDING

double glazed window to front aspect. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

built-in double wardrobes and double glazed window to rear aspect with wonderful views over the gardens and paddocks and countryside beyond.

BEDROOM 2

built-in double wardrobes and double glazed window to side and rear aspect overlooking the gardens with views over paddocks and countryside beyond.

BEDROOM 3

double glazed windows to front aspect.

BATHROOM

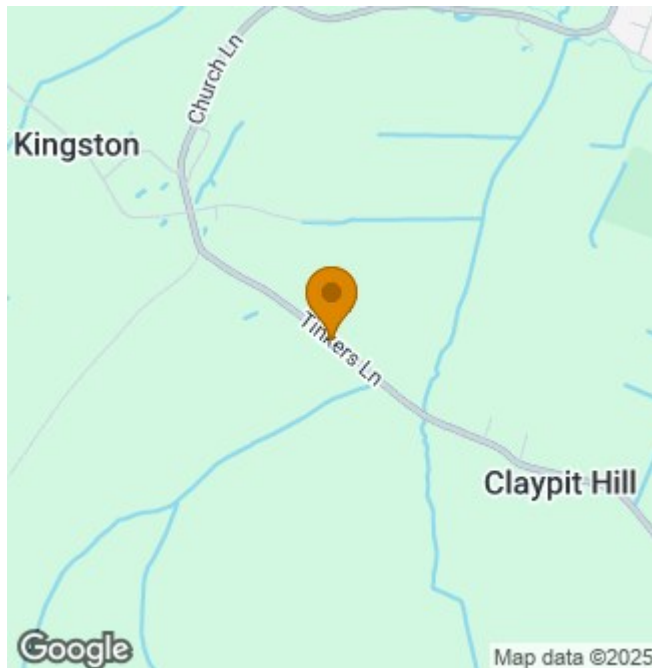
white suite comprising bath with electric wall mounted shower unit and ceramic tiled walls around, pedestal wash basin and low level w.c., built-in airing cupboard housing hot water cylinder and double glazed window to side aspect.

OUTSIDE

To the front of the property there is a generous garden laid to lawn with a great variety of mature shrubs, bushes and trees, further garden area to side and tall mature hedgerow to the boundary. There is a driveway and parking area with access to a SINGLE GARAGE with up and over door. To the rear of the property there is a generous garden area laid to lawn with tall mature hedgerow and various shrubs and bushes and a concreted patio area immediately to the rear of the house.







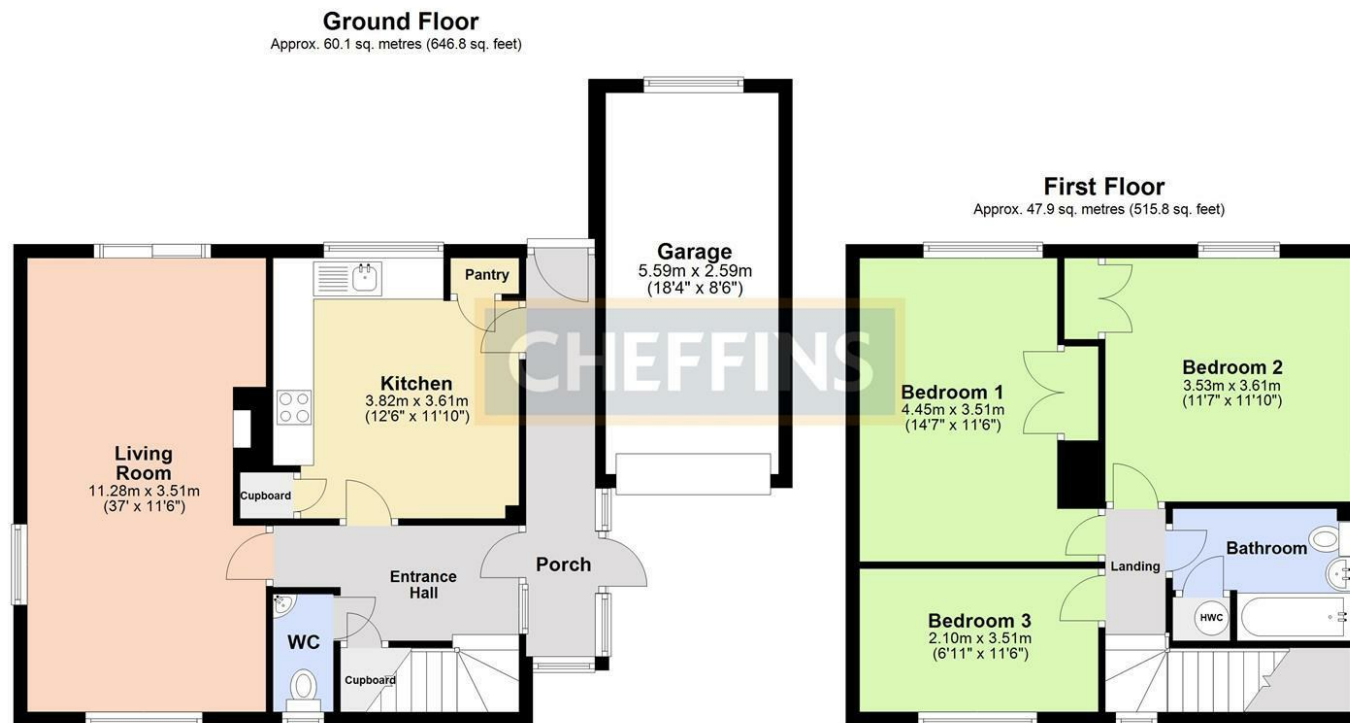
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			43
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,300 PCM

Council Tax Band - F

Local Authority - South Cambridgeshire

Term - Minimum 12 Month Tenancy



Total area: approx. 108.0 sq. metres (1162.5 sq. feet)

Note: Not to scale - For guidance purposes only
Floor area excludes the garage

Plan produced using PlanUp.

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