



Lambs Lane, Cottenham, CB24 8TA

CHEFFINS

Lambs Lane

Cottenham,
CB24 8TA

- Detached Residence
- Open Plan Kitchen/Breakfast Room
- Formal Dining Room
- Four Bedrooms
- Detached Garage & Garden Studio
- Immaculate Garden
- Plenty Of Off-Road Parking
- Convenient Location

An excellent opportunity to acquire a detached family residence, occupying a most prominent position and offering a wealth of flexible accommodation set over two floors, sitting within its own meticulously maintained, mature and private rear garden, located in a prime location on this highly sought after residential street with ease of access to a wealth of local amenities Cottenham has to offer as well as Histon/Impington and Cambridge City with Cambridge North mainline station.

4 2 3

Guide Price £650,000





LOCATION

The thriving and popular village of Cottenham retains its rural/farming routes and is conveniently situated just 6 miles north of the university city of Cambridge. The village offers excellent social, leisure and educational facilities including shops, restaurants, post office, church, library, primary school and village college. The village is also well placed for access to major routes and is within reach of main line stations at Cambridge North and Waterbeach which provides direct access into Cambridge and London Kings Cross.

PANELLED GLAZED ENTRANCE DOOR

with side windows leading into:

EXTENSIVE ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation with understairs storage cupboard, large full height built-in cupboard, double panelled radiator, double glazed window out onto side aspect, coved ceiling, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, tiled upstand, radiator, tiled flooring, coved ceiling, lighting, double glazed window fitted with privacy glass out onto side aspect.

DINING ROOM

with engineered wood flooring, coved ceiling, cupboard housing wall mounted Vaillant gas fired boiler providing hot water and heating for the property as well as fitted shelving, double panelled radiator, double glazed windows to both front and side aspect with fitted shutters.

KITCHEN

accessed via a panelled glazed door from the hallway and comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature, stone effect rolltop work surface with inset porcelain one and a quarter bowl sink with hot and cold mixer tap, drainer to side, Rangemaster range cooker with 5 ring gas burner, tiled splashback, concealed extractor hood above, integrated and concealed dishwasher, space and plumbing for washing machine, space and plumbing for fridge/freezer, continuation of the wood effect flooring from the hallway, high vaulted ceiling with exposed beams, wall mounted uplighters, double glazed window and skylight to both front and side aspect, opening through into:

BREAKFAST ROOM

with continuation of the wood effect flooring, radiator, set of double glaze French doors leading out onto garden.

SITTING ROOM

with coved ceiling, wood effect flooring, woodburning stove with tiled hearth creating a wonderful focal point to the room, timber tv stand and shelf, double panelled radiators, double glazed window to side aspect, double glazed sliding door, not only creating a large entry point of light into the room but also easy access out into the garden.

STUDY

with engineered wood flooring, coved ceiling, radiator, double glazed window to side aspect.

ON THE FIRST FLOOR**LANDING**

access via a split-level staircase, coved ceiling, airing cupboard housing hot water cylinder fitted with timber shelving, radiator, panelled doors leading into respective rooms, Velux skylight with fitted blind, double glazed windows to both side aspects.

PRINCIPAL BEDROOM SUITE

with coved ceiling, an array of built-in wardrobes fitted with railings and shelving, double panelled radiator, double glazed window overlooking garden, panelled door leading through into:

ENSUITE BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap with shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail, tiled flooring, tiled upstand, shaver point, coved ceiling, inset LED downlighters, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with coved ceiling, double panelled radiator, double glazed window to front aspect.

BEDROOM 3

with coved ceiling, double panelled radiator, LED downlighters, double glazed window overlooking garden.

BEDROOM 4

with coved ceiling, radiator, double glazed window to side aspect.

OUTSIDE

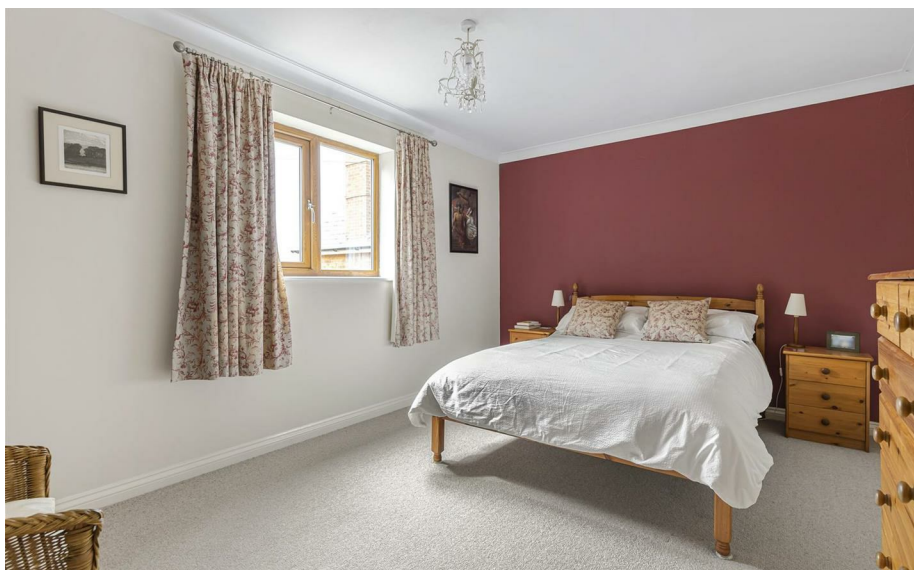
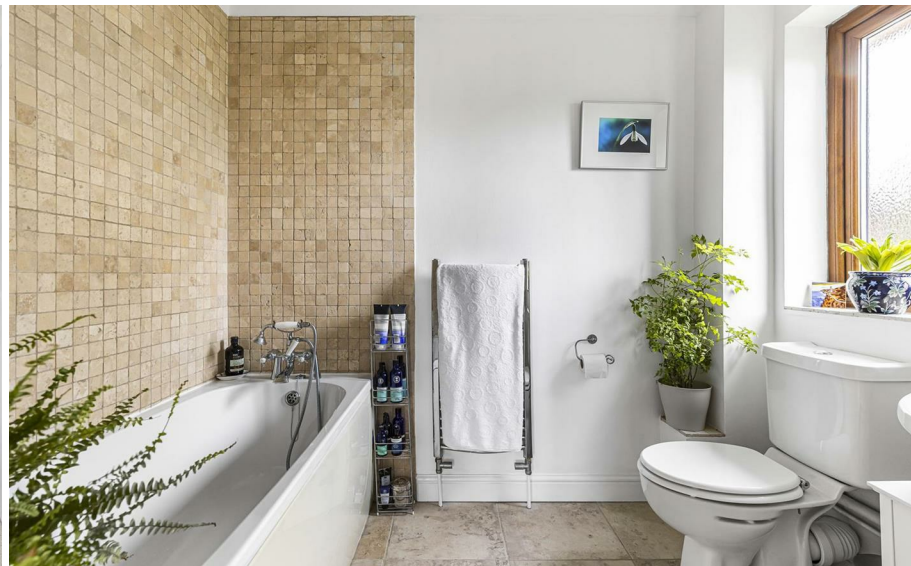
To the rear of the property is a very private garden principally laid to lawn, with a paved patio area leading directly from the kitchen/breakfast room providing a wonderful space to relax or entertain. Continuation of the paved pathway provides access to the DETACHED GARDEN ROOM/GARAGE surrounded by a lawned area with well-stocked borders full of mature shrubs and flowering plants. The paved pathway leads to an additional south-facing patio area allowing users to follow the sun throughout the day. Once again this is surrounded by a well-maintained area laid to lawn, and enclosed by borders full of mature shrubs and flowers, including an apple and a pear tree. To one side of the property is an extensive gravelled area with an outside tap and a set of well-maintained secure timber side access gates leading back round to the front of the property.


GARDEN ROOM

with tiled flooring, fitted with power and lighting, accessed via a panelled glazed door with window to the front aspect and a panelled glazed set of French doors leading out onto the garden.

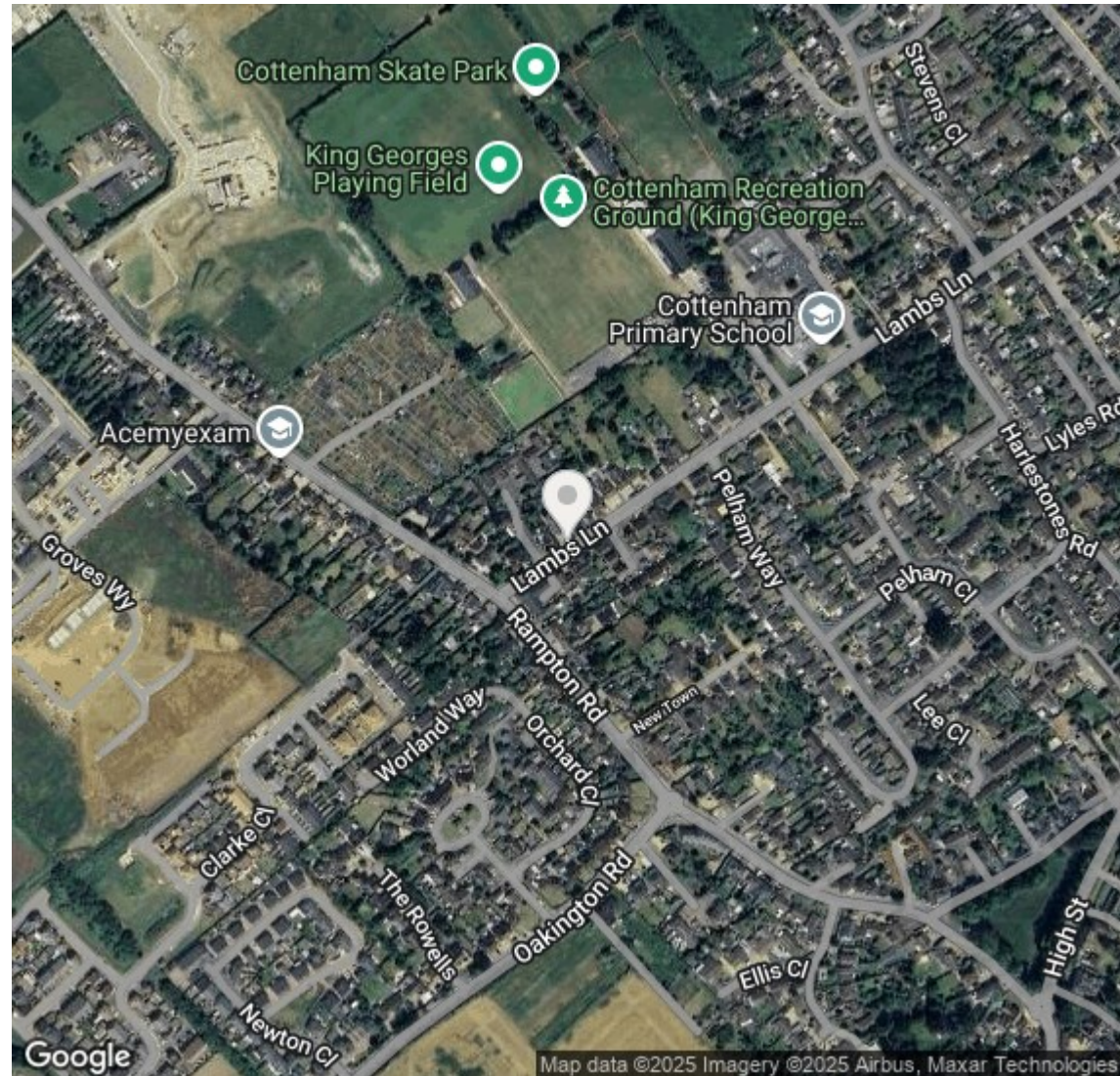
GARAGE

accessed via an up and over door and fitted with power and lighting, pitched roof with available loft storage above.



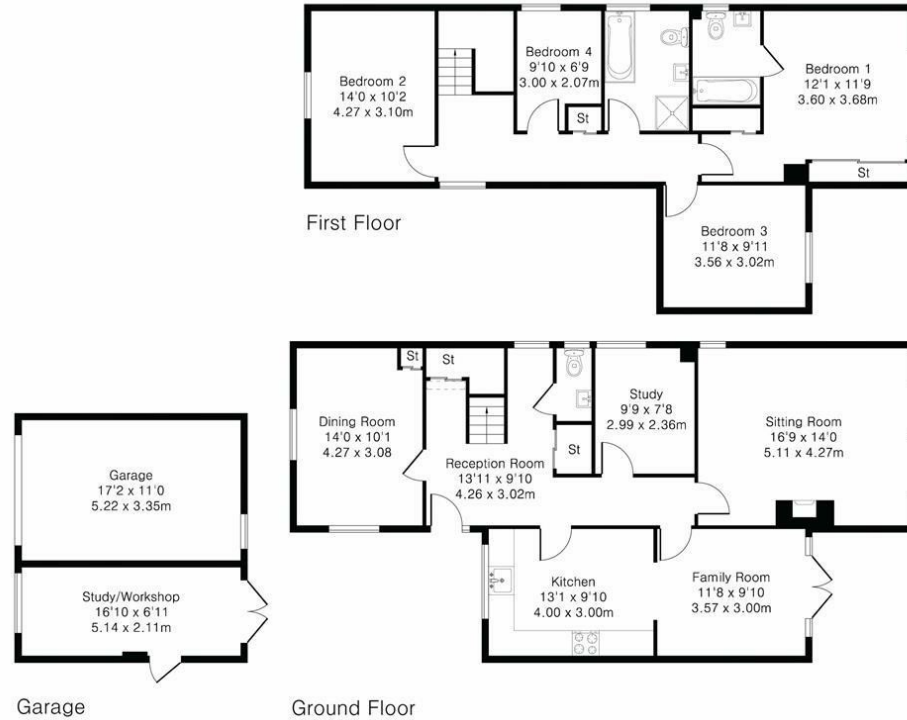
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1645 sq ft – 153 sq m
 Ground Floor Area 914 sq ft – 85 sq m
 First Floor Area 731 sq ft – 68 sq m
 Garage Area 316 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.