



Ludlow Lane, Fulbourn, CB21 5BL



Ludlow Lane

Fulbourn,
CB21 5BL

- Detached Single Storey Residence
- Four Bedrooms
- Two Bathrooms
- Two Cloakrooms
- Conservatory
- Private Rear Garden
- Off Road Parking & Double Garage
- No Onward Chain

A sizeable detached single-storey residence, with the opportunity for sympathetic improvement and updating, offering highly versatile accommodation with excellent potential. The property benefits from an extremely private rear garden and a detached double garage, and occupies a prominent, non-estate position in the centre of the village, providing easy access to a wide range of local amenities. The property is offered for sale with no onward chain.

4 2 2

Guide Price £700,000





LOCATION

Fulbourn is a highly sought-after and desirable village, steeped in history and well known for its enchanting and attractive village centre. The village enjoys a vast range of local amenities that are just a short walk away, including a coffee shop, village shop and post office (Co-op), public houses/inns, a butcher, and farm shop, as well as a recreation ground, community centre, and sporting facilities. Another huge attraction is the fantastic schooling options. There are multiple pre-school and primary school options, and the village is in the catchment area for the highly regarded Ofsted "outstanding" Bottisham Village College. Hills and Long Road sixth form centres and a vast range of private schools are available in Cambridge. Mainline railway stations at Cambridge and Cambridge North are easily accessed via car and bicycle and provide fast services to Kings Cross and Liverpool Street. Major road routes A14, M11, and the A1 are also easily accessible.

PANELLED GLAZED DOOR

with side glazed panelling leading into:

ENTRANCE PORCH

with tiled flooring, open brick walls, meter cupboard and panelled glazed timber door with side glazed panelling leading through into:

ENTRANCE HALL

with coved ceiling, inset lighting, wall mounted thermostat, airing cupboard with hot water cylinder, fitted shelving and electricity meter, radiator, further storage cupboard fitted with railings and shelving and accessed via a set of double doors, doors leading into respective rooms.

CLOAKROOM

comprising a two piece suite with low level w.c., with hand flush, wash hand basin with separate hot and cold taps, tiled surround, radiator, wall mounted mirror, coved ceiling, lighting.

SITTING ROOM

with coved ceiling, double panelled radiator, open fireplace with brick surround and wooden mantel, wall mounted lighting, double glazed window overlooking garden, double glazed sliding door leading out onto garden/patio.

DINING ROOM

with coved ceiling, radiator, wall mounted lighting, double glazed window to side aspect, double glazed sliding door leading to:

CONSERVATORY

with high vaulted ceiling, light and ceiling fan, electric radiator, tiled flooring, fitted storage cupboards, an array of double glazed windows and French doors leading out to either side of the garden.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset 4 ring gas hob with tiled splashback and concealed extractor hood above, integrated Neff double oven, inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, water softener, tiled splashback, space for low level fridge and space and plumbing for dishwasher, wall mounted Valliant gas fired boiler providing hot water and heating for the property, radiator, tiled flooring, coved ceiling, set of double doors opening through into pantry store, sealed glazed windows to both side and rear aspect and door opening through into:

UTILITY ROOM

with collection of base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel sink with separate hot and cold tap and drainer to side, space and plumbing for washing machine and further fridge/freezer, tiled flooring, coved ceiling, loft access, sealed glazed window out onto front aspect, radiator, panelled glazed door fitted with privacy glass out onto side aspect and door leading through into:

SECONDARY CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, radiator, coved ceiling, sealed glazed window fitted with privacy glass out onto front aspect.

PRINCIPAL BEDROOM SUITE

with coved ceiling, wealth of built-in storage cupboards and drawers, radiator, sealed glazed window out onto rear aspect, door leading through into:

ENSUITE

comprising of a three piece suite with combined shower and bath with separate hot and cold bath taps, shower head attachment, glazed shower partition, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted mirror with light and shaver point above, heated towel rail/radiator, tiled flooring, coved ceiling, sealed glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, further drawers and storage cupboards, wash hand basin with separate hot and cold taps, tiled splashback, storage cupboards, wall mounted mirror, light and shaver point above, coved ceiling, radiator, sealed glazed windows to front aspect.

BEDROOM 3

with fitted wardrobes, wash hand basin with separate hot and cold tap, tiled splashback, storage cupboards, wall mounted lighting with mirror and shaver point above, coved ceiling, radiator, sealed glazed windows to front aspect.

BEDROOM 4

with coved ceiling, fitted wardrobe, wash hand basin with separate hot and cold taps, tiled splashback, storage cupboards, wall mounted mirror, lighting and shaver point above, radiator, sealed glazed windows to front aspect.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath, hot and cold mixer bath tap with shower head attachment, shower cubicle with wall mounted shower head, low level w.c. with hand flush, wash hand basin with separate hot and cold tap, decorative tiled surround, wall mounted mirror with light above, shaver point, heated towel rail/radiator, coved ceiling, lighting and sealed glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

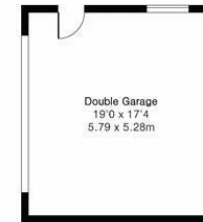
To the front the property is approached off Ludlow Lane via a dropped kerb leading onto a concrete block paved driveway with enough parking for multiple vehicles and in turn leads to the up and over GARAGE door, fitted with power, lighting and water tap as well as extensive storage in the loft, the front is bordered and hidden away from Ludlow Lane via some mature shrubs and trees.

To the rear of the property is an extensive and wrap-around garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, steps up leading to the second tier of the garden bordered by well stocked raised bedding. The second tier of the garden is bordered by extremely well stocked bedding full of mature shrubs and trees, paved pathway leads to timber storage shed tucked away in the corner. Adjoining the house to one side is a greenhouse and the other side of the garden is a further lawned area with a secondary timber storage shed and adjacent to this is a timber access gate leading out onto School Lane. Paved pathway that hugs the side of the property leads round to the side aspect where there is an area laid to gravel and ideal space for potted plants and the paved pathway continues round to the panelled glazed rear door for the garage.





Approximate Gross Internal Area 1689 sq ft - 157 sq m
 (Excluding Garage)
 Garage Area 329 sq ft – 31 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	73
(81-91) B	
(69-80) C	
(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 £700,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.