



Lambs Lane, Cottenham, CB24 8TB

CHEFFINS

Lambs Lane

Cottenham,
CB24 8TB

A three bedroom detached bungalow with off-road parking and a garage. The accommodation extends to approximately 980sqft and is situated 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.

LOCATION

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the university city of Cambridge. The thriving community offers excellent social, leisure and educational facilities, including shops, restaurants, post office, church, library and primary school. For the commuter, the nearest train station is in Waterbeach (5 miles) and provides direct links into Cambridge and London Kings Cross.

3 1 1

Guide Price £400,000





UPVC DOOR

into:

ENTRANCE HALL

downlights, radiator, access to loft space, airing cupboard housing the water tank and access to various rooms including:

SITTING ROOM

UPVC double glazed window overlooking the front of the property, downlights, radiator, gas fireplace with timber mantle piece and stone hearth.

PRINCIPAL BEDROOM

UPVC double glazed window overlooking the front of the property, downlights, radiator.

BEDROOM 2

UPVC double glazed window overlooking the rear of the property, radiator and downlights.

BEDROOM 3

UPVC double glazed window to side of the property, downlights, radiator.

BATHROOM

three piece white suite comprising; walk in shower with hand rail, low level WC, hand wash basin with built in cupboard below, fully tiled walls, mirrored wall unit, vinyl flooring, UPVC double glazed frosted window overlooking the rear of the property, radiator, extractor fan.

KITCHEN

comprising a range of floor and wall mounted units with laminate work tops, integrated 5 ring gas hob and extractor fan, integrated Smeg oven and grill, stainless steel one and a half basin and drainer, fully tiled walls, radiator and spotlights, UPVC double glazed window overlooking the rear of the property.

UTILITY ROOM

with a range of wall and floor mounted units with laminate worktops, space and plumbing for washing machine, boiler, UPVC double glazed window

overlooking the rear of the property, UPVC and double glazed glass door offering access out onto the rear garden, access to:

CLOAKROOM

with WC and hand wash basin, tiled flooring, UPVC frosted double glazed window overlooking the side of the property, radiator, fuse box.

OUTSIDE

The property is approached via a brick paved driveway offering off road parking for multiple vehicles. The front garden is partly enclosed by timber fencing and there is a border with various trees and shrubs, access to the garage via an electric roller door from the driveway.

Rear garden with access ramp which is predominantly enclosed with timber fencing and offers side access to front of the property on both sides and has side access into the garage. There is a terrace area perfect for alfresco dining and the garden has an abundance of mature trees and shrubs. A large timber shed offers further storage.

AGENTS NOTE

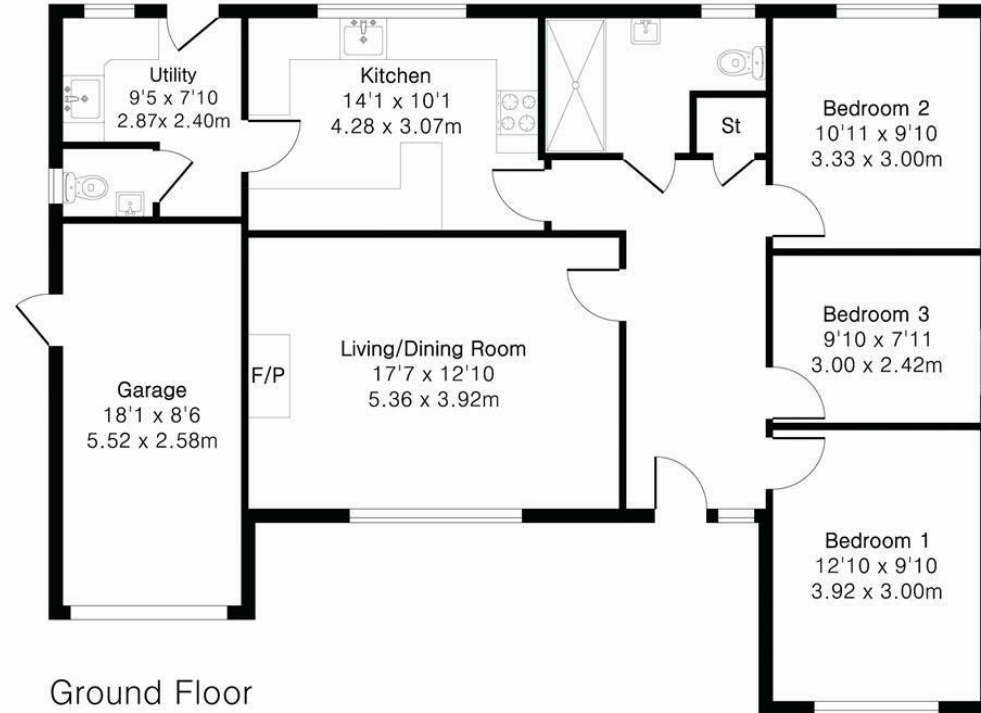
There are two titles associated with this property transaction.



Approximate Gross Internal Area 980 sq ft - 91 sq m

Ground Floor Area 980 sq ft – 91 sq m

Garage Area 153 sq ft – 14 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	71	78
EU Directive 2002/91/EC		

Guide Price £400,000

Tenure - Freehold

Council Tax Band - E

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.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)



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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.

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