



Cantelupe Road, Haslingfield, CB23 1LU

**CHEFFINS**

## Cantelupe Road

Haslingfield,  
CB23 1LU

An immaculately presented and extended detached single storey dwelling with versatile and spacious accommodation together with a generous plot enjoying far reaching views to the rear over the adjoining countryside and river occupying a most desirable position within this eagerly sought after and well served village so conveniently placed for access to Cambridge city as well as major road and rail links.

3 2 2

**Guide Price £650,000**





## LOCATION

Haslingfield is a pleasant village situated 8 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a public house, primary school, churches, village hall and shop with post office. Further amenities are available in the nearby villages of Harston and Barton.

## FOUR PANELLED ENTRANCE DOOR

leading into:

## RECEPTION HALLWAY

coved ceiling, access to loft space, radiator, double glazed window to the front.

## LIVING ROOM

with coved ceiling, a pair of radiators, electric effect log burner with wooden mantel and surround and tiled hearth, double glazed sliding doors and windows to the rear.

## KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with rolltop working surfaces with inset one and a half bowl enamel sink unit with mixer tap and tiling to splashbacks, fitted Hotpoint double oven, AEG gas hob with extractor hood above, space for fridge/freezer, integrated Hotpoint dishwasher, fitted and concealed larder/refrigerator, pantry cupboard housing Atag gas fired boiler providing domestic hot water and central heating system, shelving. Dining area with feature vaulted ceiling, inset downlighters, tiled floor, double glazed windows and doors leading out to the garden and double glazed window to the other side.

## BOOT ROOM

with panelled and double glazed entrance door, vaulted ceiling, double glazed Velux rooflights, inset downlighters, tiled floor, recess matwell, coat hooks, radiator.

## UTILITY

rolltop working surfaces, fitted storage cupboards and drawers, plumbing and space for automatic washing machine, space for tumble dryer, tiled floor, vaulted ceiling, double glazed Velux rooflight, inset downlighters, panelled and double glazed door to the rear.

## BEDROOM 1

vaulted ceiling, ceiling fan, radiator, double glazed bay window to the rear, double glazed window to the side.

## ENSUITE SHOWER ROOM

large walk-in shower, low level dual flush w.c., wash hand basin with mixer tap, courtesy mirror, cupboards and drawers below, part tiled walls, tiled floor, electric underfloor heating, vaulted ceiling with double glazed roof light, inset downlighters, extractor fan, double glazed and frosted window to the side, towel rail/radiator.

## BEDROOM 2

coved ceiling, fitted wardrobe cupboards, radiator, double glazed window to the side.

## BEDROOM 3

coved ceiling, radiator, double glazed bay window to the front.

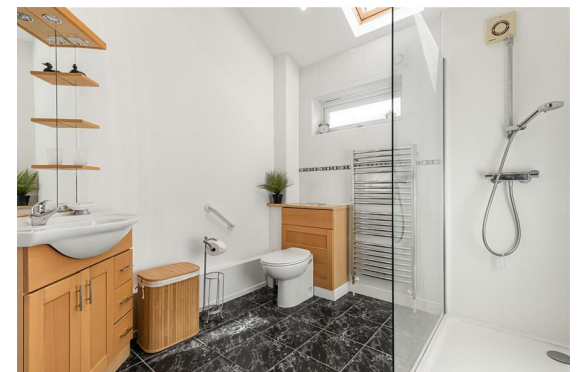
## BATHROOM

fitted with white three piece suite comprising panelled bath with mixer tap with separate shower above with glazed shower screen, wash hand basin with mixer tap, courtesy mirror, cupboards and drawers below, low level dual flush w.c., double panelled radiator, coved ceiling with inset downlighters, tiled floor, part tiled walls, double glazed and frosted window to the side.

## OUTSIDE

Extensive block paved driveway with further paved driveway to the side.

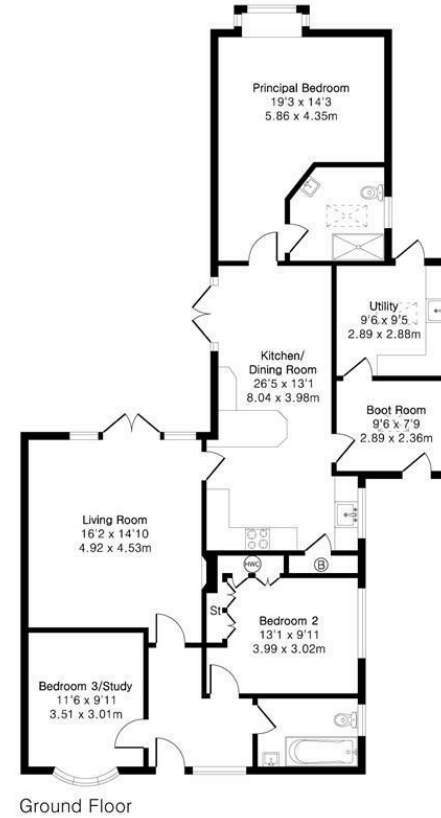
Rear garden of good size principally laid to lawn, block paved patio area, paved patio area, timber storage shed, fencing and hedging and views to the rear over the adjoining countryside with river in the distance.







Approximate Gross Internal Area 1403 sq ft - 130 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(71-81) B			
(59-80) C		70	77
(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 - D

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.