



Malting Lane, Foxton, CB22 6SS

CHEFFINS

Malting Lane

Foxton,
CB22 6SS

A well presented two bedroom cottage extending to approximately 814sqft and arranged over two floors. The property further benefits from a south east facing rear garden and allocated parking and is located close to local amenities and transport links.

LOCATION

Malting Lane is pleasantly situated within the popular village of Foxton, approximately 7 miles south of Cambridge. The village offers a good range of local amenities including a village shop and post office, primary school, public house, recreation ground and village hall. Foxton railway station provides regular services to Cambridge and London King's Cross, making the location particularly convenient for commuters. The nearby A10 provides straightforward access to Cambridge, Royston and the M11, with Addenbrooke's Hospital, the Biomedical Campus and major employment centres on the southern side of Cambridge all readily accessible. The surrounding countryside offers attractive walks and recreational opportunities, while the combination of village amenities, excellent transport connections and proximity to Cambridge makes Foxton a highly convenient and desirable place to live.

2 1 1

Guide Price £285,000





TIMBER DOOR

into:

ENTRANCE PORCH

with radiator, window overlooking rear of the property, wall light and coat hanging hooks, access into:

DINING ROOM

carpeted, exposed timber beams, doors into lean-to, radiator, downlight, storage cupboard, step down into:

SITTING ROOM

carpeted, radiator, windows overlooking front of the property with secondary glazing, door out onto side access, exposed timber beams, feature fireplace with timber mantelpiece, stone hearth and wood burning stove, wall lights, downlight and stairs leading to first floor.

KITCHEN

with a range of floor and wall units with laminate wood effect worktop, pantry cupboard, space for oven, space for fridge and freezer, sink with mixer tap, boiler, exposed timber beams, window looking into lean-to with secondary glazing, downlight, serving hatch into Dining Room.

LEAN-TO

with wood effect laminate flooring, radiator, upvc double glazed sliding door out onto rear garden, windows overlooking rear garden, space and plumbing for washing machine and storage cupboards.

ON THE FIRST FLOOR

LANDING

carpeted, airing cupboard, window overlooking side of the property, access into various rooms including:

PRINCIPAL BEDROOM

carpeted, window overlooking front of the property, radiator, downlight, access into loft space, built-in wardrobes with hanging rail and shelving.

BEDROOM 2/STUDY

carpeted, radiator, window overlooking rear garden.

BATHROOM

four piece suite with walk-in shower, bath, wash hand basin and low level w.c., laminate tile effect flooring, frosted window overlooking the rear garden, downlight, wall lights, radiator, extractor fan.

OUTSIDE

The property is approached off Caxton Lane leading to Malting Lane and the property is approached via shared gravelled driveway offering off-road parking, pathway leading to front and side door as well as access into rear garden. The front garden is enclosed via hedging.

Rear garden south east facing with courtyard perfect for outside seating and al fresco dining, fully enclosed via timber fencing, borders containing a variety of trees, shrubs and hedges, timber storage shed.



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			91	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F		44		
(1-20) G				
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

Guide Price £285,000

Tenure - Freehold

Council Tax Band - C

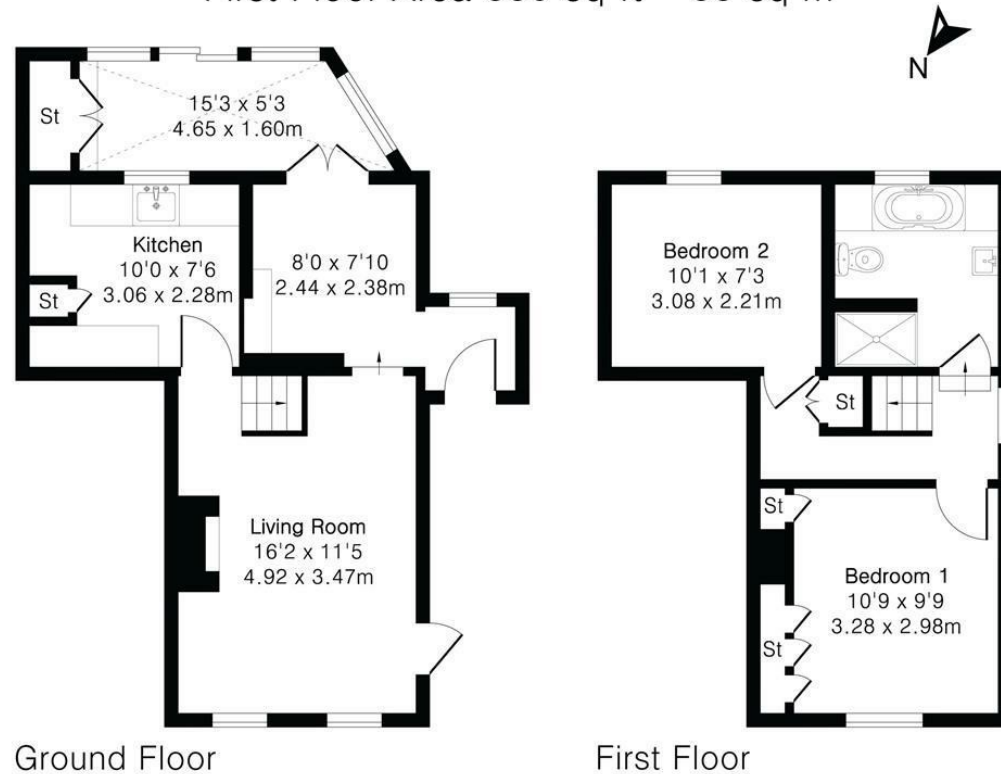
Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 814 sq ft - 76 sq m

Ground Floor Area 464 sq ft - 43 sq m

First Floor Area 350 sq ft - 33 sq m



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.

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

