



THE LAWNS | WHITTLESFORD

Family Home in Sough After Village Location

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Guide Price £450,000 Freehold

FEATURES

- NO CHAIN
- Sought After Location - Desirable Village Overlooking the village Green
- Awaiting EPC
- Outbuilding to side with WC - Potential to extend (STP)
- Village Green with Cricket Field, Tennis Courts and Childrens Park
- Walking distance to Village Shop & Tickell Arms
- Easy Access to Addenbrookes & Cambridge Centre
- Nearest Station Whittlesford Parkway
- Virtual 3D Tour Available

DESCRIPTION

Charming semi-detached house offered with NO CHAIN, located in the picturesque village of Whittlesford. Situated at The Lawns, this property boasts a delightful view overlooking the village green, providing a tranquil and scenic setting for you to call home.

This property offers a spacious living room enjoying views over the green, fitted kitchen which opens into a dining area, perfect for entertaining. Upstairs the property features three bedrooms and a family bathroom.

Don't miss the opportunity to own this beautiful property in Whittlesford. Contact us today to arrange a viewing.

Entrance Hall

Window to side aspect and stairs to first floor. Obscure glazed door to the front.

Living Room 13'0" x 13'4" (3.96m x 4.07m)

Window to front aspect enjoy views over Whittlesford Communal Green and Cricket Field.



ACCOMMODATION

Kitchen 11'10" x 10'4" (3.60m x 3.14m)

Wide selection of wall and base units with space for fridge and washing machine. Gas hob with wok burner and electric oven with grill below. Opening to;

Dining Area 8'10" x 8'8" (2.68m x 2.65m)

Double glazed doors leading to rear patio area.

Rear Lobby / Out-building

Window to front, Door Leading to rear garden. Single skin walls. Recently re-roofed.

WC

Window to rear, Low level WC.

First Floor Landing

Window to side aspect.

Master Bedroom 13'0" x 10'9" (3.96m x 3.28m)

Window to front aspect enjoying views offer communal village green.

Bedroom 2 8'11" x 10'9" (2.72m x 3.28m)

Window to rear aspect. Built in airing cupboard housing recently fitted gas boiler and separate wardrobe.

Bedroom 3 8'2" x 8'10" (2.48m x 2.69m)

Window to front aspect, built in storage cupboards.

Bathroom

Window to rear aspect, white bathroom suite with panel bath and shower over, pedestal sink and low level WC.

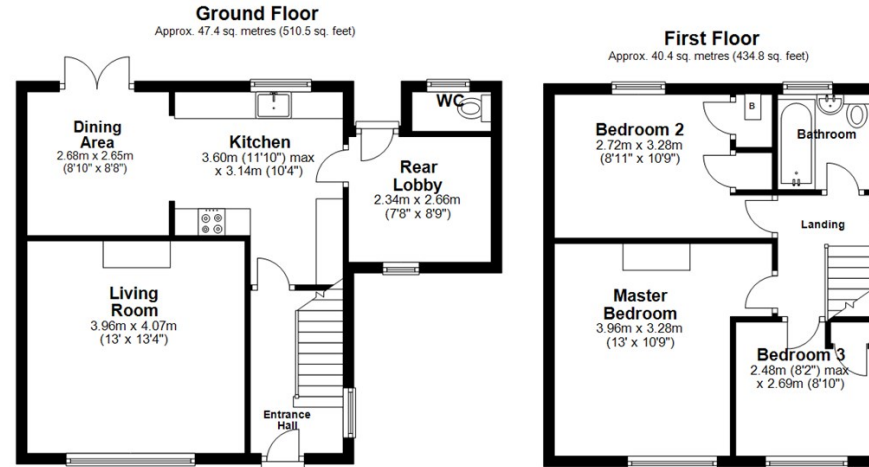
Outside

Pathway leading to front door with shingled front gardens with a variety of shrubs. Gated access to enclosed rear garden mainly laid to lawn with patio area.









Total area: approx. 87.8 sq. metres (945.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		