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## Church Lane, Kingston, Cambridge, CB23 2NG

An enchanting and most attractive grade II listed Period cottage enviable position almost opposite the Church, in this highly sought after and picturesque village, together with a delightful enclosed rear garden and off road parking to the side.

Guide Price **£395,000**

- Unique ambience
- Charm and character
- 2 Bedrooms
- Wonderful views of the Church
- Inglenook fireplace
- Delightful garden
- Off road parking

**ACCOMMODATION with approximate room sizes.**

The charming and most attractive Grade II listed semi detached Period cottage which has been sympathetically improved in most recent times and enjoys its own unique ambiance and wealth of character features including exposed timbers and a fine inglenook fireplace. The property occupies an enviable location almost directly opposite the Parish Church and close to the heart of this picturesque and highly sought after Village.

**PANELLED DOOR**

to:

**ENTRANCE LOBBY**

with coat hooks, radiator, ceramic tiled floor, door off to ground floor bathroom and door leading to:

**SITTING ROOM**

A delightful and atmospheric room with a feature Inglenook fireplace with wood burning stove set on a stone tiled hearth with original cast iron bread oven door to side, radiator, wealth of exposed timbers, sliding sash window to front aspect and further glazed window to front with a wonderful view of the church, three wall lights and door and stairs leading to first floor.

**KITCHEN/DINING ROOM**

with range of attractive natural wood style fronted units comprising an inset stainless steel one and a half bowl sink unit with mixer taps and cupboard below, dishwasher, worktop to side with space beneath for appliances, further worktops set beneath staircase with space for Hotpoint washing machine with cupboard to side, further recess to side with space for upright fridge/freezer, integrated oven and grill with cupboards above and below, further base units comprising worktops with cupboards and drawers below, integrated 4 point induction hob with extractor cooker hood above and part ceramic tiled walls and splashbacks, range of wall storage cupboards and open shelving, exposed timbers, small paned glazed window to side aspect, ceramic tiled floor, radiator, two wall lights and sliding sash windows to front aspect with a wonderful view of the church.



**BATHROOM**

with white suite comprising bath with shower attachment and glazed shower sheet, pedestal wash basin and low level W.C, vertical towel rail/radiator and windows to side aspect.

**ON THE FIRST FLOOR****SMALL LANDING**

with built-in storage cupboard which also houses fuse box.

**BEDROOM 1**

with radiator, exposed timbers, built-in cupboard housing hot water cylinder, radiator, three wall lights and sliding sash windows with wonderful views of the church.

**BEDROOM 2**

with radiator, sliding sash windows to front aspect with views towards the church and a charming sliding sash window to side aspect with a pair of decorative wooden shutters, two wall lights.



## OUTSIDE

To the side of the cottage there is a pebble stone parking space and a further pebble stone area immediately to the front of the cottage. To the side there is a wooden gate providing access to a generous pebble stone courtyard style area with outside light and outside tap, door off into the cottage and a mature tree with wooden borders around and a paved pathway leading to the rear garden adjacent to which is a open timber constructed log store. There is a further paved terrace with shrubs and borders to side and a generous enclosed garden laid to lawn with further mature shrubs and trees and a timber arch leading to a further area of garden and lockable garden store at the back of the garden.





Approx. gross internal floor area 58 sqm (625 sqft)

Not to scale, for guidance purposes only

#### Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.