



Lawrance Lea, Harston, CB22 7QR



Lawrance Lea

Harston,
CB22 7QR

4 2 2

Guide Price £600,000

- Driveway Parking Leading to the Double Garage
- Versatile Accommodation Arranged over Two Floors
- Wrap Around Garden
- Rural Outlooks
- No Upward Chain

An exciting opportunity to acquire this impressive four bedroom detached home, occupying an enviable position within this attractive residential area featuring wrap around gardens and rural outlooks. Constructed with brick and part clad elevations under a pitched tiled roof the versatile accommodation extends to approximately 1380 sq. ft. Arranged over two floors. Furthermore, the wrap around gardens offer an exciting opportunity to extend and adapt the property (STPP).





LOCATION

The village of Harston lies approximately 5 miles south of Cambridge on the A10 with regular bus service, access to the M11 is approximately 2 miles distant. Foxton station is nearby with rail link to London (Kings Cross). The village has a range of facilities, within walking distance, including a post office/shop, further shops, public house, GP Surgery, primary school with secondary education provided at Melbourn Village College.



GROUND FLOOR

ENTRANCE HALLWAY

With window to the front aspect, stairs to the first floor, under stairs storage cupboard, doors to

LOUNGE

With window to the front and rear aspect, open fireplace with stone hearth, tiled surround and wooden mantle, French doors to the garden

DINING ROOM

With French doors to the garden

KITCHEN/BREAKFAST ROOM

With window to the rear aspect, matching eye and base level units with worktop over, inset ceramic sink with drainer and chrome mixer tap over, appliances include fridge freezer, dishwasher washer and oven with extractor hood over, part tiled walls, doors to

UTILITY ROOM

With window to the rear aspect, range of eye and base level units, preparation counter with inset basin, space for washing machine and dryer, storage cupboard, door to the garden

GUEST CLOAKROOM

With window to the front aspect, low level wc, wash stand with inset basin, part tiled walls

FIRST FLOOR

LANDING

With window to the front aspect, large airing cupboard, loft access via hatch

BEDROOM ONE

With window to the rear aspect, range of fitted wardrobes, integral wardrobes, door to

EN SUITE BATHROOM

With window to the rear aspect, suite comprising low level wc, pedestal wash basin, bath with chrome mixer tap and shower over, part tiled walls

BEDROOM TWO

With window to the rear aspect, built in wardrobes

BEDROOM THREE

With window to the rear aspect, built in wardrobe

BEDROOM FOUR

With window to the front aspect

FAMILY BATHROOM

With window to the front aspect, suite comprising; low level wc, pedestal wash basin, bath with chrome mixer tap and shower over, part tiled walls

OUTSIDE

The front of the property boasts a

paved parking area leading to the double garage and entrance door and enjoys a well maintained lawn area with mature shrub borders.

The attractive wrap around garden is mostly laid to lawn with a selection of feature flower beds, a mature horse chestnut tree, a pond, mature shrubs, a choice of patio areas, an outside tap, personal door to the double garage with light and power and gated side access.

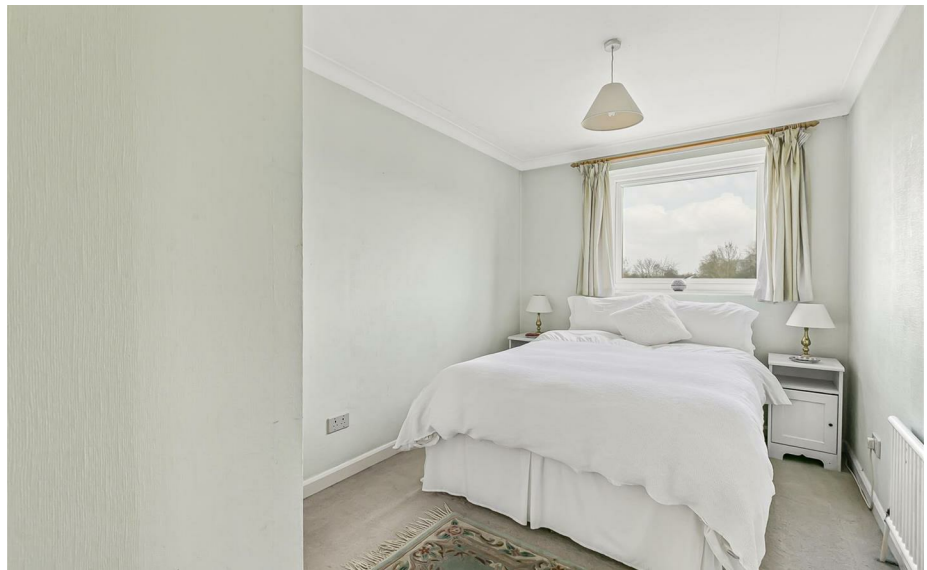
AGENTS NOTES

Tenure - Freehold
Council Tax Band - F
Property Type - Detached House
Property Construction - Brick and Tile
Number & Types of Room - Please refer to floor plan
Square Footage - 1380
Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Boiler and radiators, mains gas
Broadband - Ultrafast Available
Mobile Signal/Coverage - Good





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

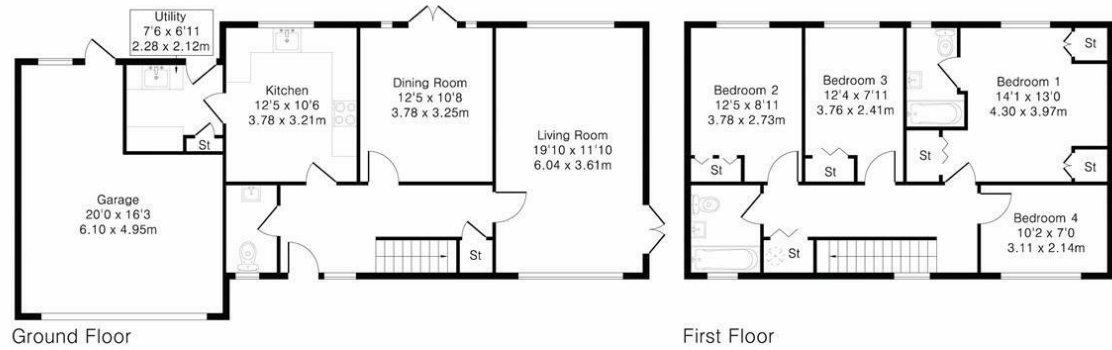


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 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1380 sq ft – 128 sq m
 Ground Floor Area 718 sq ft – 67 sq m
 First Floor Area 662 sq ft – 61 sq m
 Garage Area 267 sq ft – 25 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.