



Hines Lane, Comberton, CB23 7BZ



## Hines Lane

Comberton,  
CB23 7BZ

A well proportioned detached single story residence standing comfortably within its own established plot of about 0.2 of an acre in this rather special village location, close to the centre of this thriving and well served village. The property also benefits from air source heat pump and solar panels.

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**Guide Price £500,000**





## LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including a village shop, post office, butcher, public house/restaurant, primary school, village college and is close to the Cambridge Meridian Golf Club.

## **DOUBLE GLAZED AND FROSTED SLIDING ENTRANCE DOOR**

into:

### **ENTRANCE PORCH**

with vaulted ceiling carriage lamp and frosted double glazed and timber entrance door into:

### **RECEPTION HALLWAY**

with fitted shelved storage cupboard, further double coats cupboard, access to loft space via extending ladder and cupboard housing insulated hot water tank and ESP Thermovec wall mounted heater.

### **LIVING ROOM**

with coved ceiling and set down lighters, wall lights, open fireplace with bricks around wooden mantle, further shelving, radiator, air conditioning, double glazed window to the rear, double glazed sliding doors to the side leading to:

### **CONSERVATORY**

with a pitched glazed roof, double glazed two sides incorporating double glazed sliding doors leading out to garden.

### **DINING ROOM**

with radiator, wall shelving, double glazed window to the side, opens to:

### **KITCHEN**

fitted with a range of storage cupboards and drawers

with roll top working services, double bowl single drain sink unit, fitted Rayburn solid fuel double oven and four ring electric hob with extractor fan above, double glazed window to the rear.

### **UTILITY ROOM**

with butler style sink unit with drainer, roll top working services, plumbing and space dishwasher, fitted cupboards, radiator, panelled and frosted double glazed door leading to garden.

### **BEDROOM 1**

with fitted wardrobe cupboards, radiator, double glazed windows to the front and side.

### **BEDROOM 2**

with range of wardrobe cupboards, radiator, double glazed window to the front.

### **BATHROOM**

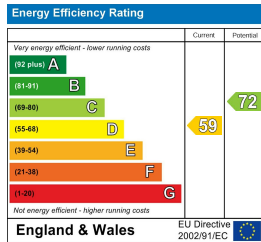
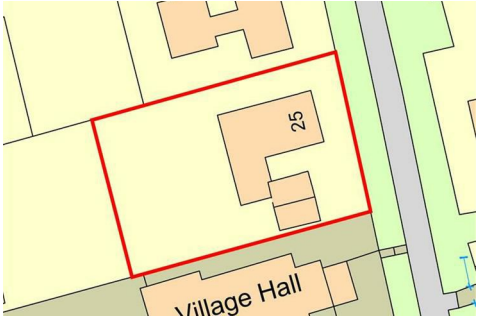
with coloured suite comprising; panelled bath, shower cubicle, low-level WC, hand wash basin, fitted storage cupboards and drawers, heated towel radiator, double glazed and frosted window to the side.

### **OUTSIDE**

The property sits in its own delightful established plot in all extending to 0.2 of an acre with block paved driveway and hardstanding. Single garage with roller door to the front, power and light connected, door to the rear with a joining covered carport, log store and

coal bunker. The remainder of the gardens are to the side and rear, timber storage sheds, greenhouse enclosed by fencing and hedging.





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Tenure - Freehold

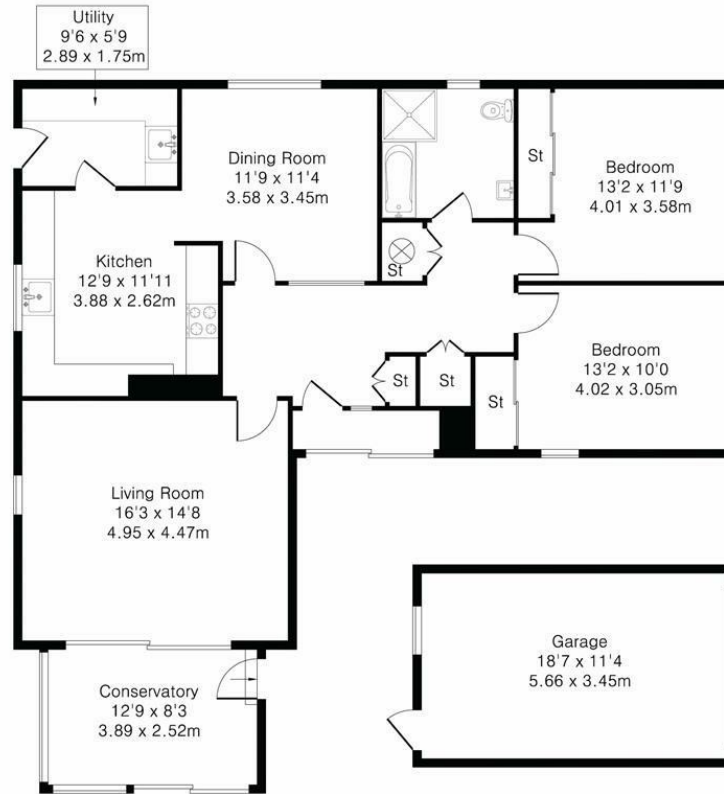
Council Tax Band - E

Local Authority - South Cambridgeshire

District Council

Approximate Gross Internal Area 1259 sq ft – 117 sq m

Garage Area 210 sq ft – 20 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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