



2 Cranes Lane, Kingston, Cambridge, CB23 2NJ
Guide Price £475,000 Freehold



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AN ESTABLISHED SEMI DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED AND BEAUTIFULLY PRESENTED THROUGHOUT AND SET WITHIN A GENEROUS GARDEN WITH OUTBUILDINGS WITHIN THIS SOUGHT AFTER VILLAGE

- Semi detached house
- 3 beds, 1 bath, 2 recepts
- Sitting room with wood burning stove
- EPC - E
- Sought after village location
- 1000 Sqft / 93 Sqm
- Generous rear garden overlooking paddock
- Electric storage heaters to radiators
- Council tax band - C
- Outbuildings

The residence enjoys a tranquil country lane position near the centre of this pretty Cambridgeshire village. The current owner, over the years, has transformed the property with a program of expansion and refurbishment resulting in bright, spacious and beautifully presented accommodation.

Particular attention is drawn to the kitchen/dining/family room with part vaulted ceiling incorporating two sky lights and this combined with French doors and windows to the rear aspect, bathes the room with natural light. The kitchen area is fitted with attractive base level and wall mounted storage cupboards, ample fitted working surfaces, ceramic sink and drainer, four ring ceramic hob, oven and extractor. A set of glazed French doors from the dining area lead to the sitting room with solid wood flooring and a wood burning stove. Off the kitchen is a utility area with bespoke fitted storage cupboards, space for washing machine and tumble dryer, and this leads to an inner hallway with stairs to the first floor accommodation, solid wood flooring and in turn leads to the family bathroom which includes a mains fed shower over the bath.

Upstairs there are three bedrooms and a separate wc.

Outside the property enjoys an elevated position set back from the road and is accessed via a driveway which provides parking for several vehicles. There is a low maintenance front garden laid mainly to shingle and is screened from the road by hedging. The rear garden is laid mainly to lawn and is generously proportioned with flower and shrub borders and beds. There is a large patio area, ideal for al fresco dining and there is a range of outbuildings including three store rooms and a converted stable, into an annex providing additional accommodation.

Location

Kingston is an admired village just 8 miles south west of Cambridge. Excellent education facilities are available with good primary schools at Comberton and Bourn and Comberton Village College provides excellent secondary education. The village is handy for access to the M11 (Junction 12 about 6 miles) and both Royston and Cambridge mainline train stations provide fast access to London Kings Cross and Liverpool Street.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. There is no gas at the property. Storage heaters are used for heating.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

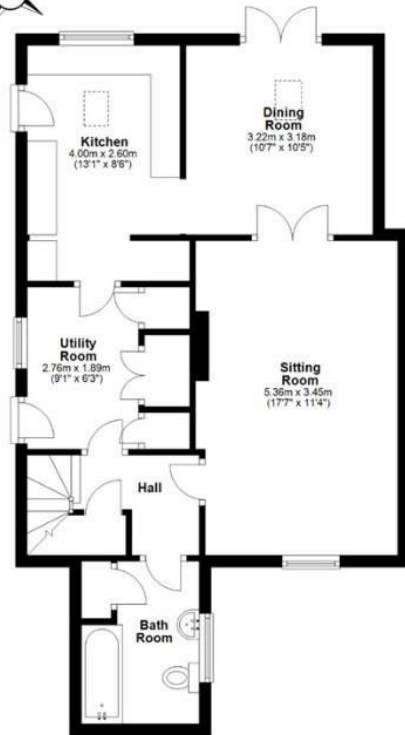
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

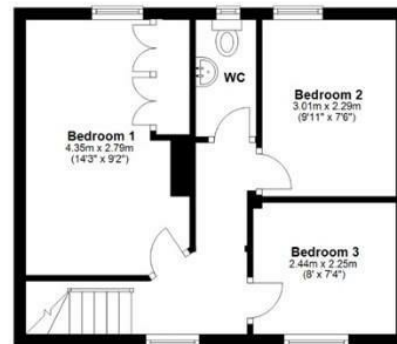




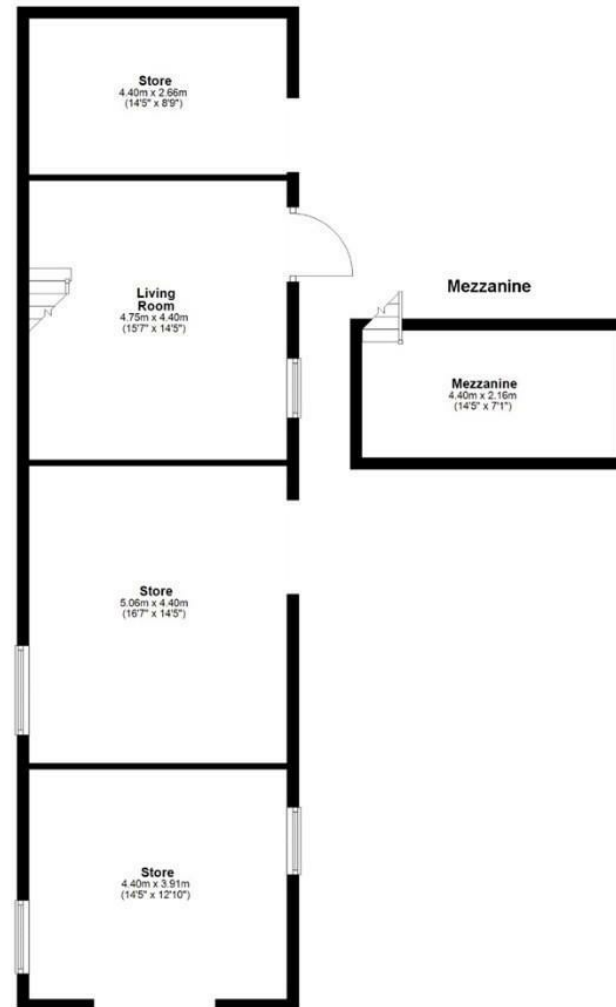
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area

House 93sqm (1000 sqft) Outbuildings 83 sqm (900 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		100
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)	39	
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

