



35 Mingle Lane, Stapleford, Cambridge, CB22 5SY
Guide Price £1,250,000 Freehold



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AN ESTABLISHED DETACHED FAMILY RESIDENCE, GENEROUSLY PROPORTIONED WITH GREAT SCOPE FOR ENLARGEMENT, REFURBISHMENT OR POSSIBLE RE-DEVELOPMENT (SUBJECT TO PLANNING CONSENTS) AND SET WITHIN MATURE GARDENS AND GROUNDS OF APPROXIMATELY 0.37 ACRES.

- Detached house
- 5 beds, 1 bath, 3 recepts
- Oil-fired central heating to radiators
- Scope for improvement, expansion or redevelopment (subject to planning consents)
- Council tax band - G
- 1675 sqft / 155 sqm
- 0.37 acres
- Driveway parking
- EPC - F / 34
- Chain free

The property occupies a wonderful position within one of the villages most sought-after roads and set within mature gardens and grounds of approximately 0.37 acres. The property offers generously proportioned and well-planned accommodation, however lends itself to enlargement, refurbishment or maybe even replacement, subject to planning consents.

The accommodation comprises a generous welcoming reception hall with bespoke staircase to first floor accommodation, original parquet flooring and large walk-in under stairs storage cupboard plus a cloakroom/WC just off. There are three large reception rooms including a sitting room with open fireplace. All reception rooms boast original parquet flooring. The kitchen/breakfast room is fitted with a range of base level and wall mounted storage cupboards, ample fitted work surfaces and inset one and a half sink unit with mixer tap and drainer, oil fired aga plus integral fridge and dishwasher.

Upstairs, off the galleried landing are five bedrooms, please note bedrooms four and five are inter-connected, plus a family bathroom.

Outside, the property is set back and screened from the road with a gravelled in/out driveway and a lawned front garden. Side access leads to the rear garden which is mainly laid to expansion lawn with flower and shrub borders, a generous paved patio area, a wide and varied selection of trees and bushes plus a summer house and all backing onto fields to the rear.

Location

Stapleford is a lovely village lying just four miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - G

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





Approx. gross internal floor area 155 sqm (1675 sqft)

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

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.

