

ENTRANCE HALL Double glazed glass panelled door, doors off to living room/diner, kitchen and wc, stairs to first floor, radiator, solid wood flooring.

KITCHEN 9' 5" x 6' 4" (2.89m x 1.95m) Double glazed window to front, range of wall and floor mounted base units, electric cooker with four ring gas hob over and extractor, space and plumbing for washing machine and dishwasher, space for fridge/freezer, stainless steel sink unit with drainer.

LIVING ROOM/DINER 17' 0" x 13' 10" (5.20m x 4.24m) Two double glazed windows to the rear with double glazed French doors, under stairs storage, two radiators, solid wood flooring.

WC Obscured double glazed window to front, two piece suite comprising low level wc with wall mounted wash basin and tiled splashback, radiator.

STAIRS TO FIRST FLOOR LANDING Doors off to bedrooms and bathroom, loft access, radiator.

BEDROOM TWO 13' 11" x 8' 9" (4.26m x 2.69m) Double glazed window to rear, airing cupboard, radiator, wood effect laminate flooring.

BEDROOM ONE 10' 7" x 10' 4" (3.24m x 3.15m) Double glazed window to front, radiator, wood effect laminate flooring.

ENSUITE Obscured double glazed window to front, three piece suite comprising low level wc, wall mounted wash basin with tiled splashback and corner shower cubicle unit.

BATHROOM Three piece suite comprising low level wc, wall mounted wash basin and panelled bath with half tiled surround, extractor, radiator.

OUTSIDE The rear of the property is mainly laid to lawn with a small patio area, garden shed, and fully enclosed by fencing.

To the front is a designated parking space along with two visitor parking bays.



LOCATION AND FACILITIES Impington is an attractive and very popular village conveniently situated approximately three miles north of Cambridge.

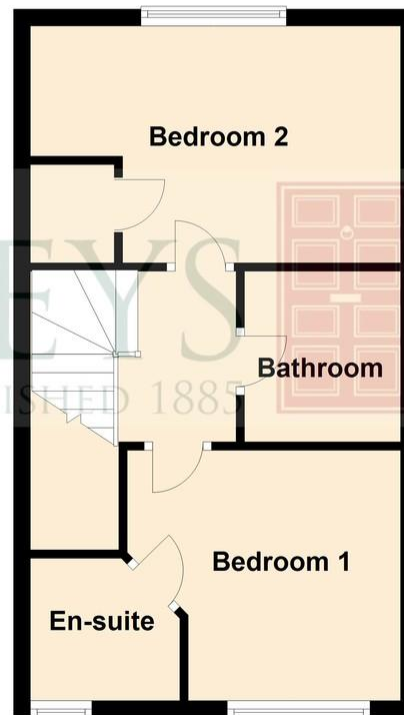
Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen. In addition, the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park and Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.



Ground Floor



First Floor



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62 Primrose Lane, Impington,
Cambridge, CB24 9PQ

£375,000 Freehold

A two-bedroom, end of terrace home situated on an extremely popular development in Impington, providing great transport connections into Cambridge as well as being located within the catchment area for excellent schooling.

The accommodation provides two large double bedrooms with the master having an en-suite, open plan living room/diner and an enclosed rear garden with an allocated parking space to the front of the property.



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