



92 Lambs Lane, Cottenham, Cambridge, CB24 8TA
Guide Price £450,000 Freehold



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CONSTRUCTED IN 1903, THIS EDWARDIAN SEMI-DETACHED HOME HAS BEEN EXTENDED SEVERAL TIMES OVER THE YEARS AND NOW HAS THE ADDED BENEFIT OF A DETACHED STUDIO/LODGE WITHIN THE REAR GARDEN.

- Accommodation measuring approximately 875SQM/936sqft (excl. the annexe)
- Mains Services include – Mains Gas, Mains Electricity, Mains Drainage & Mains Water
- EPC Rating – 63/D
- Heavily extended, three-bedroom Edwardian home in wonderful decorative order throughout.
- Detached garden Studio/Lodge with its own kitchenette and Shower/toilet facilities.

With accommodation measuring approximately 875SQM/936sqft (excl. the annexe) this delightful three-bedroom home is available to purchase with the added benefit of no onward chain.

To the ground floor, the property comprises of a large open living room with wood burning stove, which originally would have been two separate reception rooms and an enviable kitchen dining area which opens onto the rear garden. The Kitchen/Dining area has been replaced recently and include a shaker style kitchen with wooden worktop, ample storage space and integrated appliances including a fridge/freezer, a dishwasher, washing machine, fan assisted oven and an induction hob. The dining area has been cleverly designed to incorporate a fitted bench and glass roof which draws in ample natural light.

To the first floor are two bedrooms - a double bedroom with fitted wardrobes and a smaller single bedroom which could make for an ideal nursery or a home office. Completing the first floor is a beautifully presented family bathroom with a panelled bath, walk in shower, a low-level WC, heated towel rail and a wall mounted sink with a vanity unit below.

To the second floor is the converted loft space which has a dormer to the rear that provides ample head space. The second floor is currently used as the master bedroom, is flooded with natural light largely down to the velux windows one side and double windows off the dormer and has ample fitted storage built within the eaves.

Studio/Lodge – To the rear of the garden is a brick and timber-built home Studio/Lodge. The garden studio has a pitched tiled roof and provides a reception space which measures 16'5x12'1ft. Adjoining this reception space is a separate kitchenette and shower room which benefits also from a low-level WC and pedestal sink. The Studio/Lodge has electric heating, lighting, plenty of power points and is fully plumbed. A small decking area off the rear double doors of the annexe provides an ideal outside seating area.

Externally – To the front of the property, the garden is mostly lawn with a section of gravel and a hedgerow to the front. There is a side access which leads through to the generous rear garden. The fully enclosed rear garden of the property is deceptively spacious and is split into three parts. Off the Dining area to the rear of the property is a paved area ideal for entertaining in the summer months, around the patio is a raised area with several mature plants and shrubs located along the borders. The main part of the garden is laid predominantly to lawn and provides access to the timber shed with a generous gravelled area to the front. Beyond the garden studio is a smaller garden which boasts an array of mature trees and a selection of flowers and shrubs.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as 'good'. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District 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.

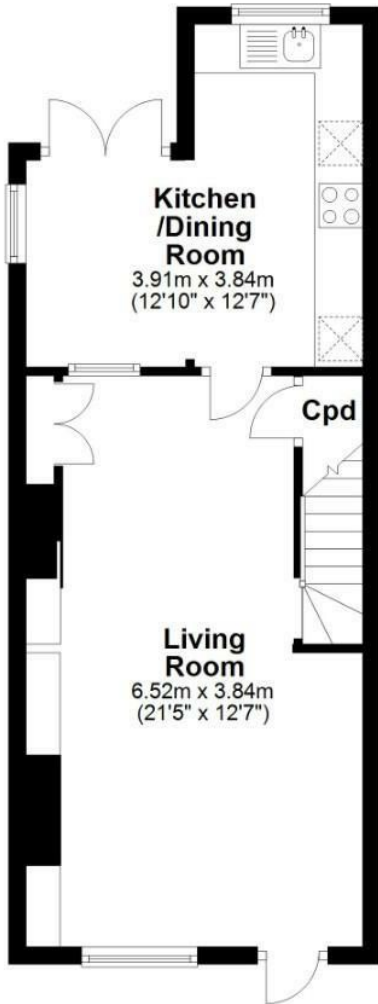
Viewing.

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



Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



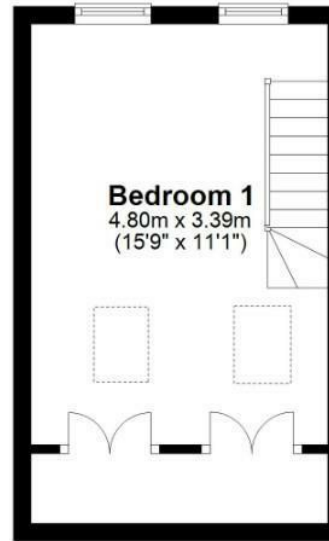
First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



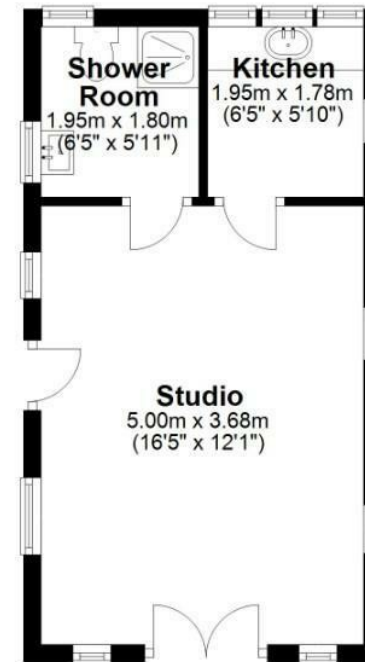
Second Floor

Approx. 19.3 sq. metres (207.6 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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.

