



5 Water Lane, Impington, Cambridge, CB24 9XW
Guide Price £700,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS LINK-DETACHED HOME ON WATER LANE, IMPINGTON - ONE OF JUST TWO HOMES BUILT BY THE SAME FAMILY IN THE EARLY 1950S.

- Detached house
- 4 beds, 2 baths, 3 recepts
- Gas-fired central heating to radiators
- Constructed in the 1950s
- Council tax band - F
- 1814 sqft / 168 sqm
- 0.1 acres
- Driveway parking and garage
- EPC - E / 50
- No chain

Having been designed and constructed by two brothers in the 1950s, this detached home measures 1814.5 sqft / 168.6 sqm and provides generous levels of living accommodation over two levels. To the ground floor the property comprises a covered storm porch, which leads into an internal porch and spacious entrance hall. Off the entrance hall is an adjoining WC with feature tiles, a low-level WC and a pedestal sink unit. The property benefits from three reception rooms, this includes a spacious living room/lounge, a conservatory and a dining room located directly off the kitchen. To the first floor are four bedrooms, which includes three double bedrooms and a generous single. Completing the first floor are two bathrooms.

Externally – The property has driveway parking for numerous vehicles and the added benefit of a double tandem garage. The rear garden is fully enclosed with a paved area off the dining room, a lawn area and an array of flowers and shrubs located within the borders.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - F

Fixtures and Fittings

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

Viewing

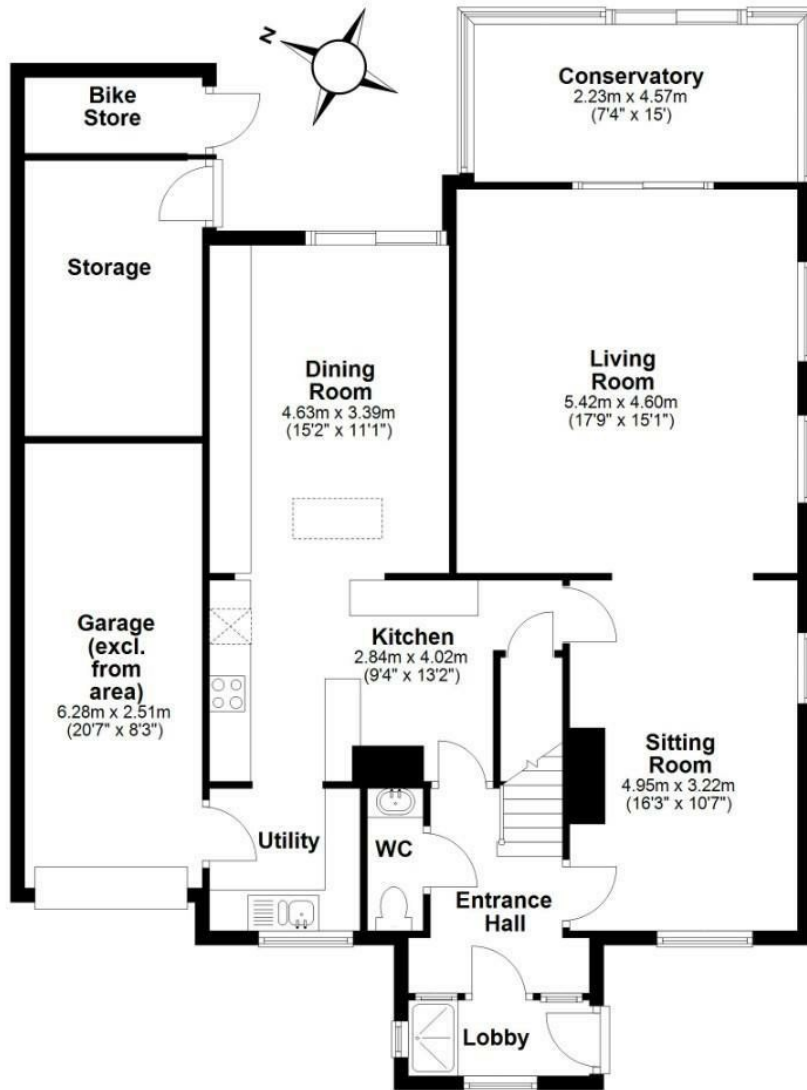
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 99.0 sq. metres (1065.2 sq. feet)



Total area: approx. 168.6 sq. metres (1814.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



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.



