



53 The Lanes, Over, Cambridge, CB24 5NQ  
Guide Price £375,000 Freehold



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01223 819300



**AN EXTENDED 3-BEDROOM LINK-DETACHED HOUSE OCCUPYING A CORNER PLOT POSITION WITH WALLED GARDENS, GARAGING AND PARKING. LOCATED ALONG A PEACEFUL LANE IN THE VILLAGE OF OVER.**

- Corner plot position along a village lane
- Extended link-detached house
- Versatile ground floor accommodation
- Walking distance to Swavesey guided busway stop
- No onward chain

3 bedrooms – first floor shower room – living/morning room – dining room – kitchen – utility room – conservatory – cloakroom – entrance porch & reception hall – integral garage – walled gardens – driveway parking

This spacious link-detached house in Over benefits from a ground floor extension which gives the property a flexible layout and additional living space. The accommodation is found in good decorative order, offers scope for modernisation and all principal rooms provide dual aspects.

The property has generous open frontage with off-street driveway parking and access to the garage. Upon entering the property, there is an enclosed porch which opens into the reception hall with cloakroom. A dual aspect living room opens into a morning room which connects the formal dining room to the kitchen and provides access to a conservatory. The well-equipped kitchen is perfectly functionable but would require modernisation in due course. A large utility room offers access to the integral garage and rear garden. Upstairs, the first-floor landing leads to three bedrooms and a family shower room. Outside, the wide rear garden has an east-facing aspect and fully enclosed with gated side access. A paved pathway to the rear of the property extends into a patio area. There is an additional gravel seating area, lawn with borders and a greenhouse.

**Location**

Over is a large and popular village situated about 9 miles north west of Cambridge. The village offers a wide range of local facilities including general store, hairdresser, public house, green, recreation ground and a very popular community centre. There is a primary school in the village with secondary schooling available at the highly regarded Swavesey Village College. Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station and north to St Ives, Huntingdon and Peterborough. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including along the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

**Fixtures and Fittings.**

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

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax Band - C

**Viewing.**

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

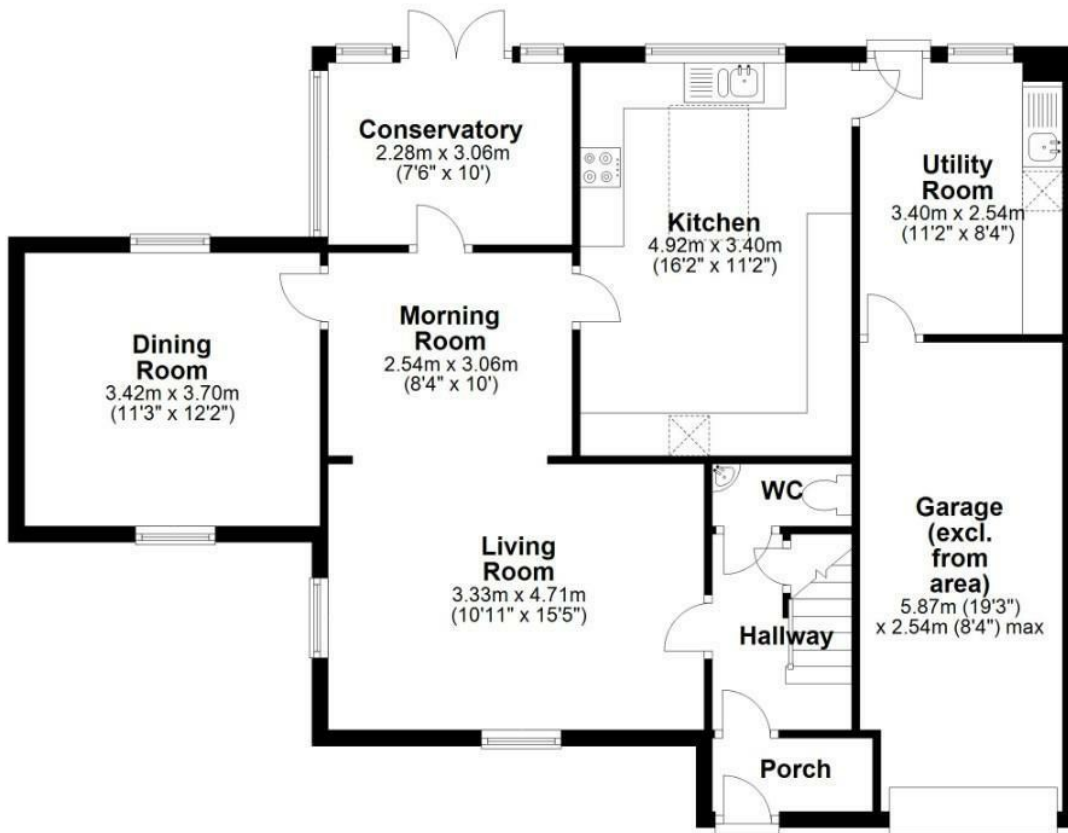
**Tenure**

Freehold



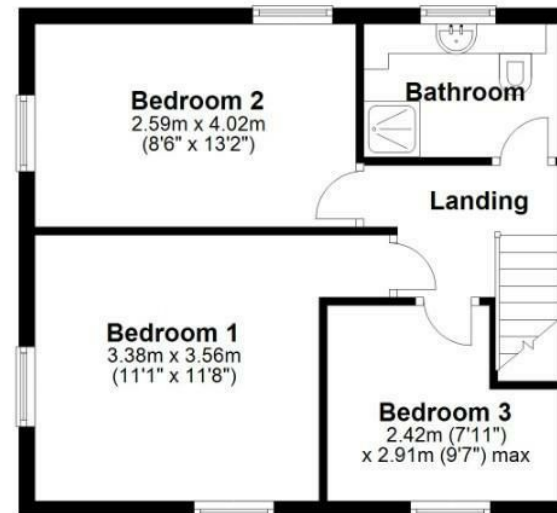
### Ground Floor

Approx. 78.7 sq. metres (847.5 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 118.1 sq. metres (1271.2 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 |                         |           |
| (81-91)                                     | B |                         | 81        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 66                      |           |
| (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.



