



# Lancaster Gate

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A well-presented four bedroom, three-storey house, with parking and private rear garden in the established small town of Cambourne.

£1,750 pcm

Lancaster Gate, Cambridge,  
CB23 6AT



Now available is a freshly redecorated three-storey, 4-bedroom, 2.5-bathroom home situated in the heart of Upper Cambourne. This property offers a blend of modern living and family comfort, perfect for those seeking a spacious residence.

Upon entering, you are welcomed by a bright and airy hallway leading to a convenient downstairs toilet, perfect for guests. The ground floor features a spacious living room, ideal for family gatherings and relaxation. The well-equipped kitchen is fitted with appliances including, a washing machine, dishwasher, fridge freezer, gas hob and extractor fan. There is also ample storage space.



The first floor comprises two bedrooms, the rear is a good double size, and the front is suitable for a single bed or study. Each is filled with natural light and is separated by the family bathroom. The family bathroom is well laid out, providing a bath with overhead shower, sink and toilet.

The top floor provides two more bedrooms, both being a good double size and with one featuring an en-suite. The en-suite is a mix of style and practicality, equipped with a good-sized shower, toilet and sink.

To the rear of the property, there is a good-sized AstroTurf garden with a shed for storage.

Available July 2024. Video tour available.





109 sqm / 1174 sqft

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4 bed, 2.5 bath, 1 recep

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Council tax - D

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EPC - C / 79

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Gas central heating

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Off road parking

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Recently refurbished

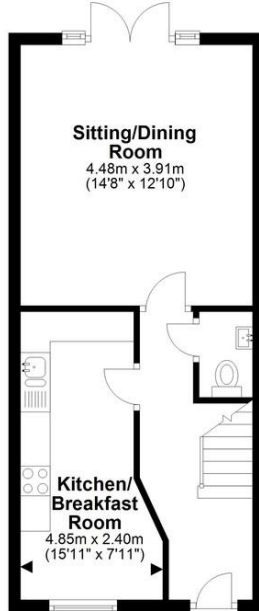
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Available July 2024

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### Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



**Sitting/Dining Room**

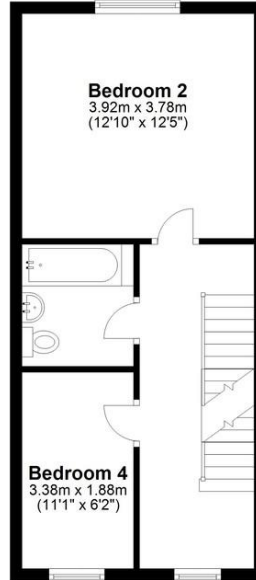
4.48m x 3.91m  
(14'8" x 12'10")

**Kitchen/  
Breakfast Room**

4.85m x 2.40m  
(15'11" x 7'11")

### First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



**Bedroom 2**

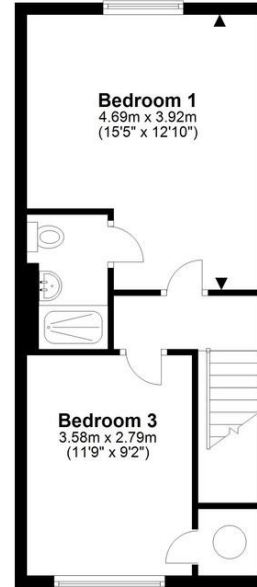
3.92m x 3.78m  
(12'10" x 12'5")

**Bedroom 4**

3.38m x 1.88m  
(11'1" x 6'2")

### Second Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



**Bedroom 1**

4.69m x 3.92m  
(15'5" x 12'10")

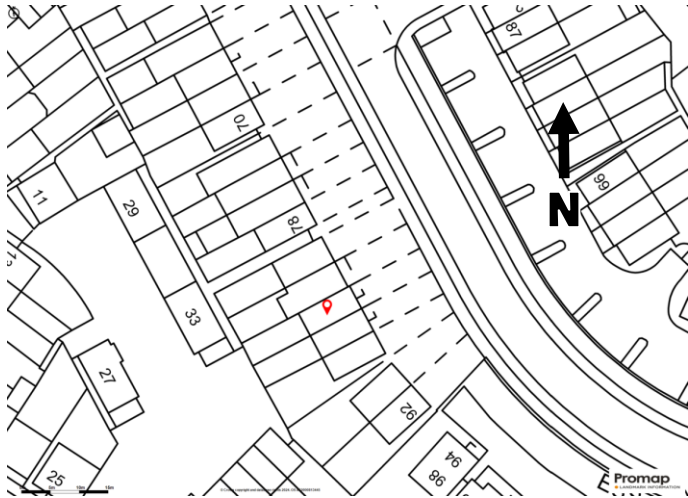
**Bedroom 3**

3.58m x 2.79m  
(11'9" x 9'2")

Total area: approx. 109.1 sq. metres (1174.3 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.





Cambourne lies around 9 miles west of Cambridge and a similar distance from St Neots. It is well positioned for access to the M11, A14, A1 and mainline station (St Neots), which gets you to King's Cross in as little as 42 minutes. There is an impressive range of facilities including a Morrisons superstore a variety of restaurants and takeaways, public house and some excellent sports and leisure facilities. You could say pretty much everything is at hand. There are three primary schools and a pre-school and Cambourne Village College, which is closely associated to the much-regarded Comberton Village College. Cambourne primarily borders open countryside with plenty of footpaths and bridleways, ideal for pleasant walks.

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