



GRAY  
TOYNBEL



4 Levitt Lane

Waterbeach, CB25 9AZ

**Guide price £375,000**





## 4 Levitt Lane

Waterbeach, CB25 9AZ

- 3 Bedrooms
- En Suite to Master Bedroom
- Spacious Living Room
- Garden
- Parking

A beautifully presented 3-bedroom mid-terraced property situated within a popular residential development in the thriving village of Waterbeach.

The accommodation comprises on the ground floor a spacious living room with generous storage under the stairs and with a window to the front aspect.

From the living room is an open plan Kitchen/Dining Room with tastefully fitted wall and base units with work surfaces over, tiled splash backs, inset double stainless steel sink with mixer tap and drainer, and an integrated gas oven with 4 ring gas hob. There is further space for a washing machine, separate dryer, and fridge/freezer. A set of doors leads to the rear garden from the dining area and there is a further window to the rear aspect allowing plenty of natural light to flow through.

Off the inner hallway is a cloakroom with a WC and a handwash basin.







On the first floor, there is a spacious landing leading to two double bedrooms, one of which has an ensuite shower room and there is also a third good-sized single bedroom. There is a family bathroom with a bath and a shower over and a WC and Handwash basin.

Outside is an attractive landscaped rear garden which is principally laid to slate slabs with raised well-stocked beds and a further lawned area. There is a useful timber shed and gated rear access which leads to allocated parking for two vehicles.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge.

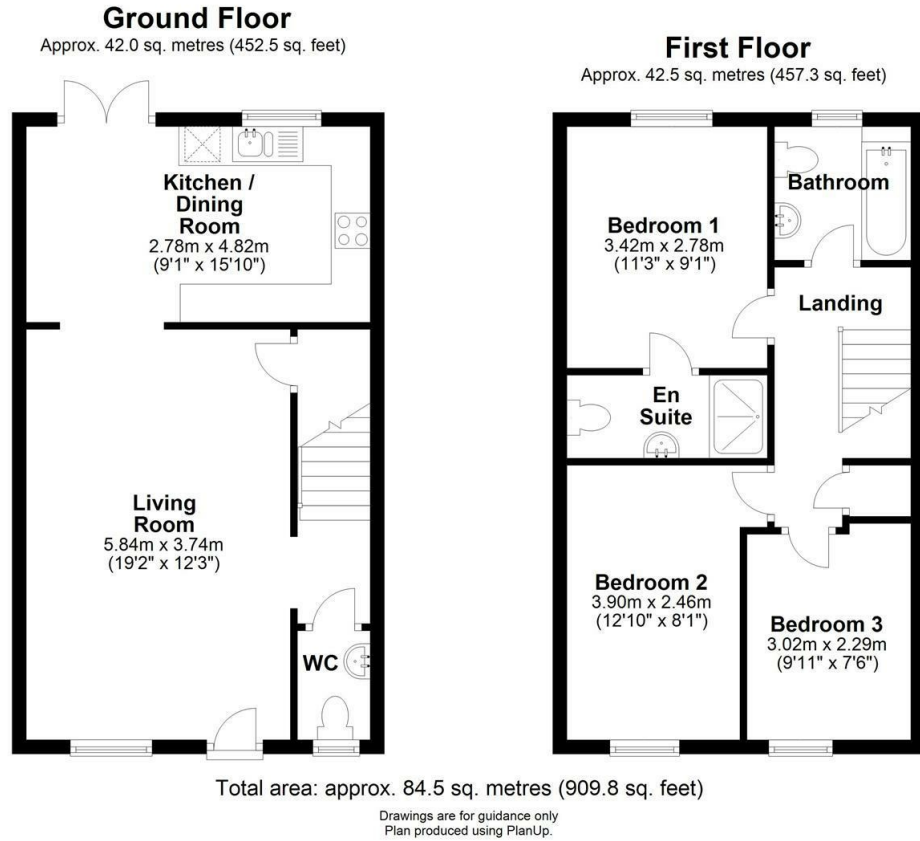
SatNav: CB25 9AZ

What3words: ///clown.spooned.backyards





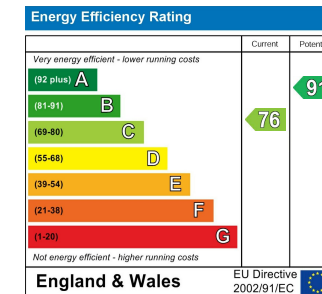
## Floor Plan



## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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