



3 Levitt Lane  
Waterbeach, CB25 9AZ

**Guide price £395,000**



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- Town House
- 3 Double Bedrooms
- En-Suite To Master Bedroom
- Garden
- Garage And Parking
- NO CHAIN

A beautifully presented three-bedroom townhouse with a garage, situated in a popular residential cul de sac within walking distance of the local amenities.

This family home has accommodation which includes an entrance hallway with a cloakroom and understairs storage cupboard, there is an open plan kitchen/dining room with a dual aspect creating plenty of natural light. The kitchen has fitted wooden wall and base units with a stainless steel double sink and automatic hot water tap.

The integrated appliances include a John Lewis oven with an induction hob and extractor hood above, a built-in Neff dishwasher, and a full-height fridge freezer. Off the kitchen is a useful utility area with fitted wall and base units and an inset sink with a mixer tap. There is space and plumbing for a washing machine and a dryer if desired and a door leads directly to the rear garden.





On the first floor, there is a landing with a window to the front aspect that leads to a spacious living room with views over the garden. The primary bedroom has a window to the front with bespoke fitted shutters and there is an en-suite to the master bedroom with a WC, hand wash basin, and shower. Two further double bedrooms can be found on the second floor where there is also a family bathroom with a paneled bath, hand wash basin, and WC. There is also an airing cupboard on the landing which houses a Megaflo system with fitted shelves.

The property has double glazing throughout, gas central heating, and presented in excellent decorative order.

Outside is an attractive rear garden which has been landscaped to include a lawned area with a pebble and shrub border and a paved terrace with a pathway leading to a timber shed and gated rear access. There is a garage en bloc with a metal up-and-over door with power and light and allocated parking to the front.

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SAT NAV: CB25 9AZ



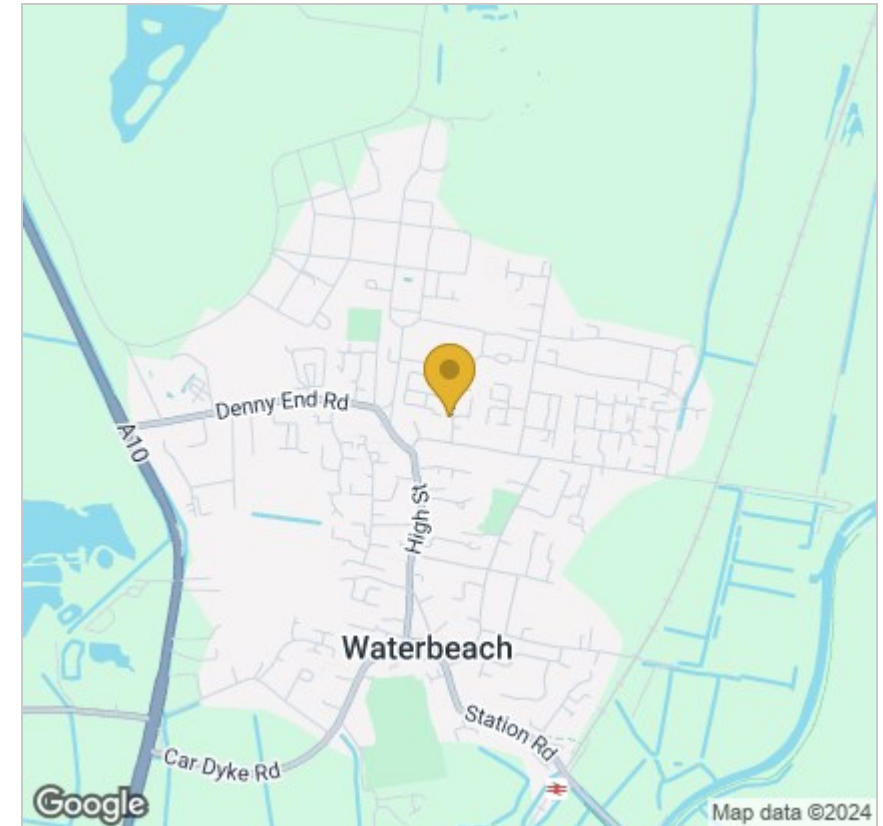
## Floor Plan



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map

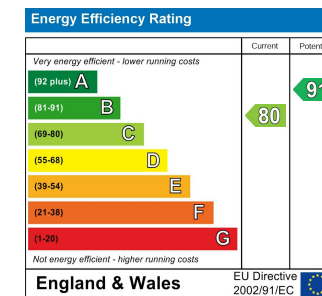


Please contact our Waterbeach office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: D

Waterbeach is a popular and thriving village, at its centre 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.

## Energy Efficiency Graph



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