



22 Lysander Close, Bottisham
Cambridge, CB25 9GH

Guide price £700,000

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22 Lysander Close Bottisham, CB25 9GH

- Detached property
- Double garage
- Highly desirable village location
- Excellent family home

A wonderfully modern and expansive 5-bedroom family home with an enclosed garden, double garage, and off-road parking, located in the popular village of Bottisham and within the catchment of Bottisham Village College, rated Outstanding by Ofsted.

Spanning over 1,800sqft, this detached property is perfect for family living. The open-plan kitchen dining room is particularly impressive, spanning the depth of the property with doors to directly to the rear garden. The kitchen is cleverly designed with cabinetry and a worktop on either side and then a central island, which houses the Bosch hob and further low-level storage. The finish to the kitchen is contemporary and high spec, with further integrated Bosch appliances including a fridge freezer, and a dishwasher.

The ground floor living space provides excellent flexibility with an additional large living room with doors to the rear garden, a home office/playroom as well as a separate utility space and cloakroom.





On the first floor, there are four double rooms, one of which has integrated storage and an ensuite. The family bathroom has a bath and a separate shower and is finished to a high standard, as are all the bathrooms in the property.

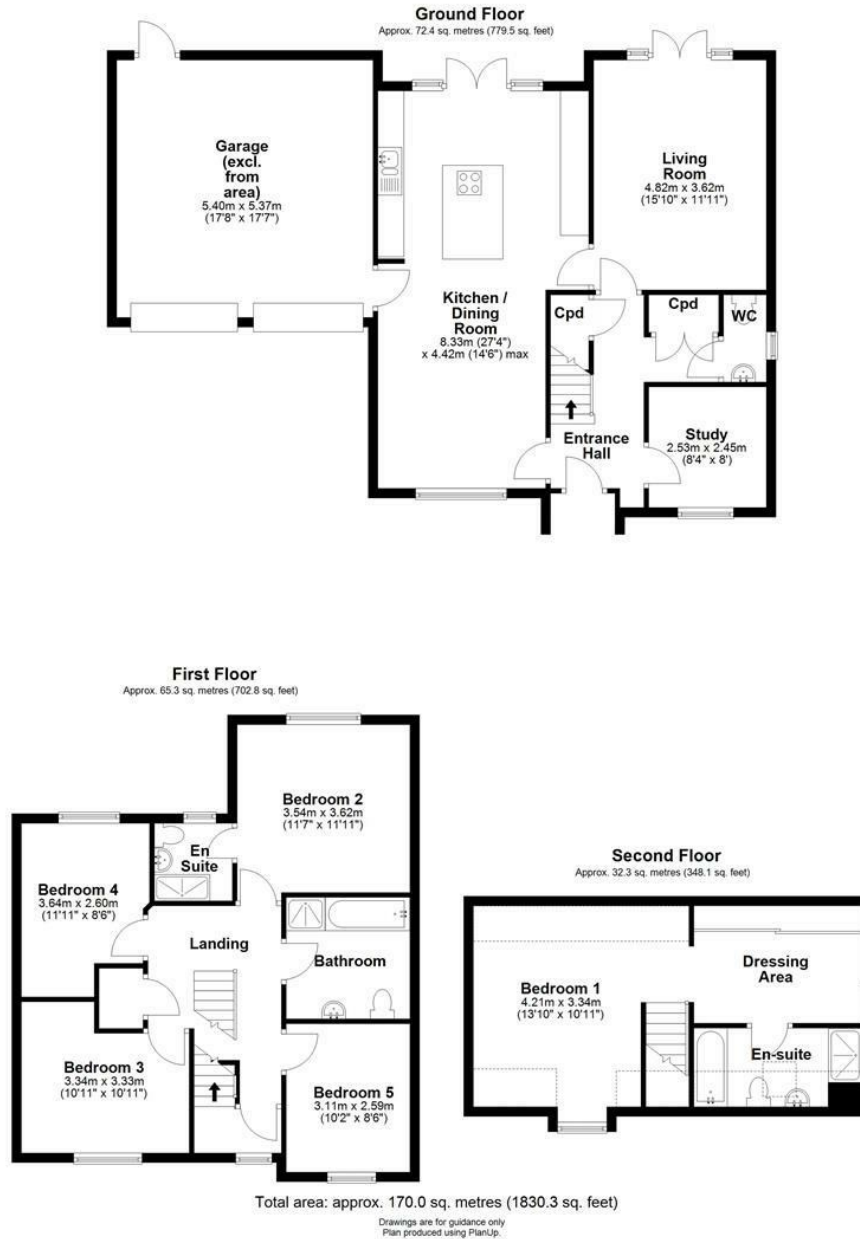
The primary bedroom suite is on the top floor and consists of a large double bedroom area with dual aspect. There is a dressing area with integrated wardrobes and an ensuite bathroom, again with both a bath and a separate shower.

Externally, there is an enclosed rear garden which has been thoughtfully designed to include decking, lawn, and children's play area. The decking has integrated LED uplighters and plenty of space for outside dining.

Providing excellent additional storage space, the double garage has electric doors and an EV charger. There are two off-road parking spaces to the front of the garage and a small front garden area behind border railings.



Floor Plan



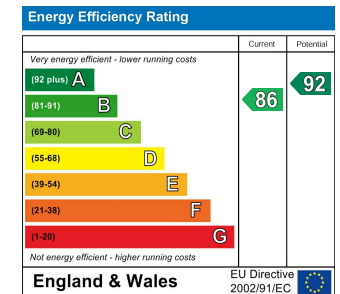
Area Map



Bottisham is a particularly well-served village located east of Cambridge. Amenities include Bottisham Village College, a public house, shop, GP surgery, library and primary school. Public transport links to Cambridge and Newmarket. Approximately 7 miles from Cambridge North Railway Station. Addenbrookes Hospital and Arm are also easily accessible. WhatThreeWords: ///repeats.rekindle.convert Sat Nav: CB25 9GH

Tenure: Freehold
Council tax band: F

Energy Efficiency Graph



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