



24 Lysander Close
Bottisham, CB25 9GH

Guide price £550,000



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- Detached family home
- Excellent garden
- Convenient location
- Garage and driveway
- No chain

A well presented modern, 3 bedroom, detached family home with over 950sq ft of accommodation, a generous garden and a garage.

The house is in excellent order and there is a good size entrance hall with a WC and an understairs recess. The living room has a bay window and a modern fireplace. The kitchen/dining room is a sociable space with patio doors to the garden and fitted contemporary wall and base units with granite work surfaces. There are high quality integrated appliances which include a Bosch waist - height oven and grill, a 4 ring induction hob with Siemens extractor fan, a fitted dishwasher and full -height fridge freezer. Off the kitchen is a useful utility area with matching wall and base units and space for a washing machine.

On the first floor is a bright and spacious landing with a large storage cupboard and 3 lovely bedrooms. The master bedroom has a fitted wardrobe and en-suite shower room and there is also a modern family bathroom.





Outside, there is an enclosed generous garden with a large patio and lawn with flower and shrub borders. The property is approached to the front via a driveway with parking for two cars which leads to a garage with up and over door, power and light and access to the rear garden via an internal door via the garage.

Bottisham is a particularly well served village located to east of Cambridge. Amenities include Bottisham Village College secondary school, 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.

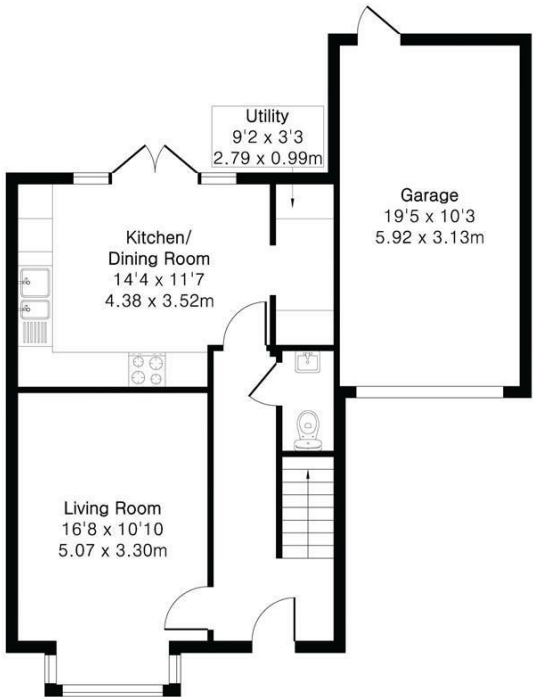
SatNav: CB25 9GH

What3Words:///welcome.compelled.comments

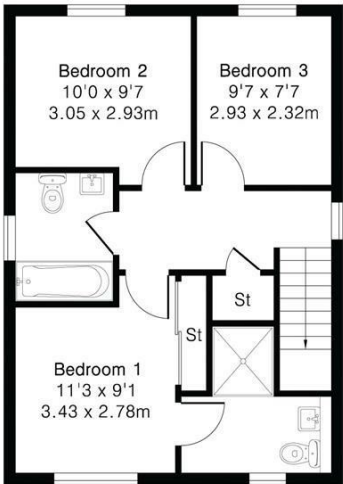


**Approximate Gross Internal Area 954 sq ft - 89 sq m
(Excluding Garage)**

Ground Floor Area 485 sq ft – 45 sq m
First Floor Area 469 sq ft – 44 sq m
Garage Area 199 sq ft – 19 sq m



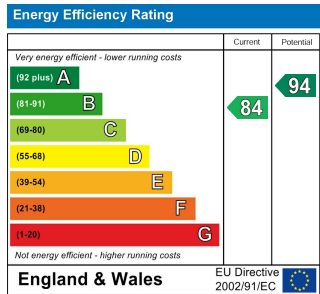
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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