



Connells

Back Lane
Great Cambourne



This beautiful five bedroom home, close to local amenities has been extended to suit modern living. The kitchen/living area with vaulted ceiling and bi fold doors create a family hub. Refitted bathrooms, dual aspect lounge, study, double garage & gated parking.

Entrance Hall

Door to front, window to front, stairs to first floor, under stairs cupboard, radiator.

Cloakroom

Window to front, wash hand basin, WC, part tiled, radiator.

Lounge

20' 2" x 11' 3" (6.15m x 3.43m)

Window to front, French door to rear, fireplace with stone and marble surround, telephone point, television point, two radiators.

Dining Room

11' 4" x 8' 11" (3.45m x 2.72m)

Window to front, radiator.

Kitchen/Dining/Family Room

28' 5" Max x 13' 11" Max (8.66m Max x 4.24m Max)

Four skylite windows in valuated ceiling, fitted kitchen with Quartz work surface, stainless inset sink, tiled splash back, gas stainless steel Range cooker, stainless steel cooker hood, LED counter lighting, space for American fridge/freezer, integrated dishwasher, bifold doors to side to garden, door to utility room, radiator.

Utility Room

6' 4" x 6' 2" (1.93m x 1.88m)

Base units, work surfaces, stainless steel sink and drainer, tiled splash back, plumbing for washing machine, space for tumble dryer, central heating boiler, door to rear, radiator.

First Floor Landing

Window to front, stairs to entrance hall and second floor, airing cupboard, radiator.



Bedroom One

14' 2" + Wardrobes x 11' 3" (4.32m + Wardrobes x 3.43m)

Window to front, telephone point, television point, two double built in wardrobes, radiator.

Ensuite

Window to rear, refitted double shower cubicle with fixed rainfall and hand held shower, wash hand basin, WC, shaver point, extractor fan, fully tiled, chrome heated towel rail.

Bedroom Two

11' 4" Max x 9' (3.45m Max x 2.74m)

Window to rear, double built in wardrobe, radiator.

Bedroom Five

8' 11" x 6' 9" (2.72m x 2.06m)

Window to front, built in wardrobe, radiator.

Second Floor Landing

Window to front, storage cupboard, radiator.

Bedroom Three

16' 9" + Wardrobes x 11' 3" (5.11m + Wardrobes x 3.43m)

Dual aspect windows to front and side, two double built in wardrobes, telephone point, two radiators, restricted head height.

Bedroom Four

16' 9" + Wardrobes x 8' 11" (5.11m + Wardrobes x 2.72m)

Dual aspect window to front and side, two double built in wardrobes, two radiators.

Bathroom

Window to rear, refitted whirlpool bath, shower cubicle, shaver point, wash hand basin, WC, fully tiled, extractor fan, chrome heated towel rail.

Jack And Jill Bathroom

Window to rear, refitted shower cubicle, wall hung wash basin, WC, bidet, shaver point, extractor fan, fully tiled, chrome heated towel rail.

Front Garden

Path to front door laid to lawn, hedge row.

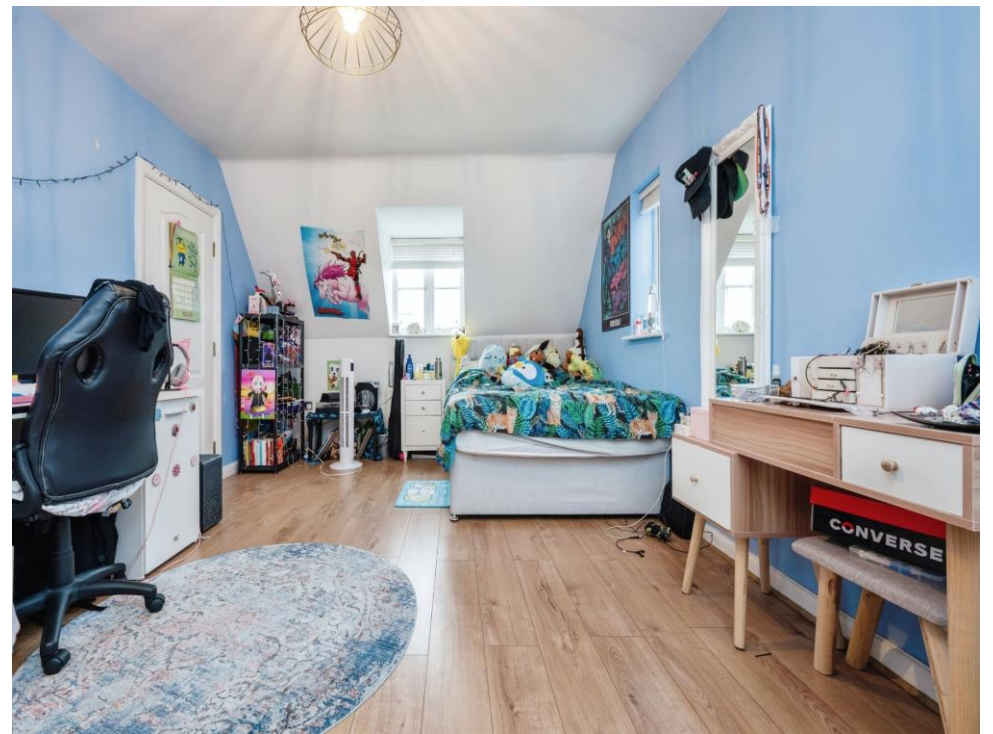
Rear Garden

Fence enclosed, patio area, double gate, gate to front, outside power, outside tap.

Double Garage And Parking

Double garage with up and over doors, light and power, carport, block paved drive, gated drive.





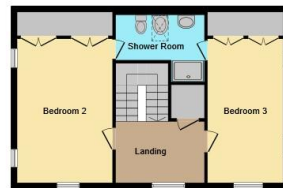




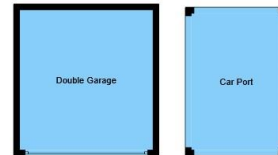
Ground Floor



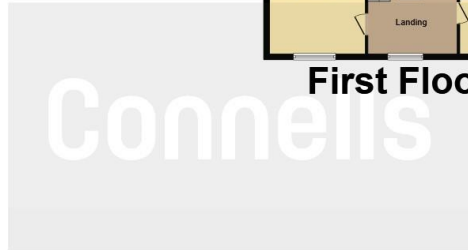
First Floor



Second Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01954 714900

E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN305282



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN305282 - 0002