



**Connells**

Woolthwaite Lane  
Lower Cambourne



Woolthwaite Lane,  
Lower Cambourne, CB23 6BX

For Sale Guide Price  
**£350,000 - £360,000**



Beautifully presented throughout this spacious home benefits from a kitchen with separate dining room and living room, three double size bedrooms including main bedroom with ensuite and a refitted bathroom. Good size rear garden and driveway parking complete this home

### Entrance Hall

Door to front, under stairs cupboard, radiator.

### Cloakroom

Window to side, corner wash hand basin, WC, tiled splash back, radiator, restricted head height.

### Kitchen

11' 6" Max x 7' 11" ( 3.51m Max x 2.41m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for washing machine and dishwasher, space for American fridge/freezer, tiled flooring, door to rear.

### Dining Room

11' 2" Max x 8' 11" ( 3.40m Max x 2.72m )

French door to rear, radiator.

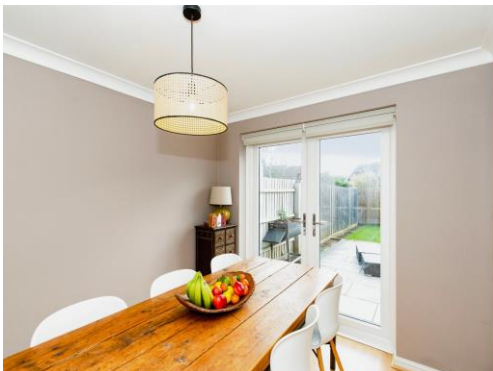
### Lounge

14' 11" x 10' 9" ( 4.55m x 3.28m )

Window to front with fitted shutters, television point, radiator.

### Landing

Window to side, stairs to entrance hall, loft access, airing cupboard.



## Bedroom One

12' 5" Max x 11' 9" + Wardrobes ( 3.78m Max x 3.58m + Wardrobes )

Window to front with fitted shutters, triple built in wardrobe, television point, radiator.

## Ensuite

Window to front with fitted shutters, shower cubicle, vanity wash hand basin, WC, fully tiled, chrome heated towel rail, tiled flooring.

## Bedroom Two

9' 9" x 8' 3" ( 2.97m x 2.51m )

Window to rear with fitted shutters, radiator.

## Bedroom Three

9' 5" x 8' 8" ( 2.87m x 2.64m )

Window to rear with fitted shutters, radiator.

## Refitted Bathroom

Bath with mix tap and shower over, glass screen, vanity wash hand basin, WC, fully tiled, extractor fan, tiled flooring.

## Rear Garden

Fence enclosed, patio area, laid to lawn, shed, outside tap and light, two sockets, gate to front.

## Parking

Driveway parking for two cars.

## Agent Notes

Ask about service charge

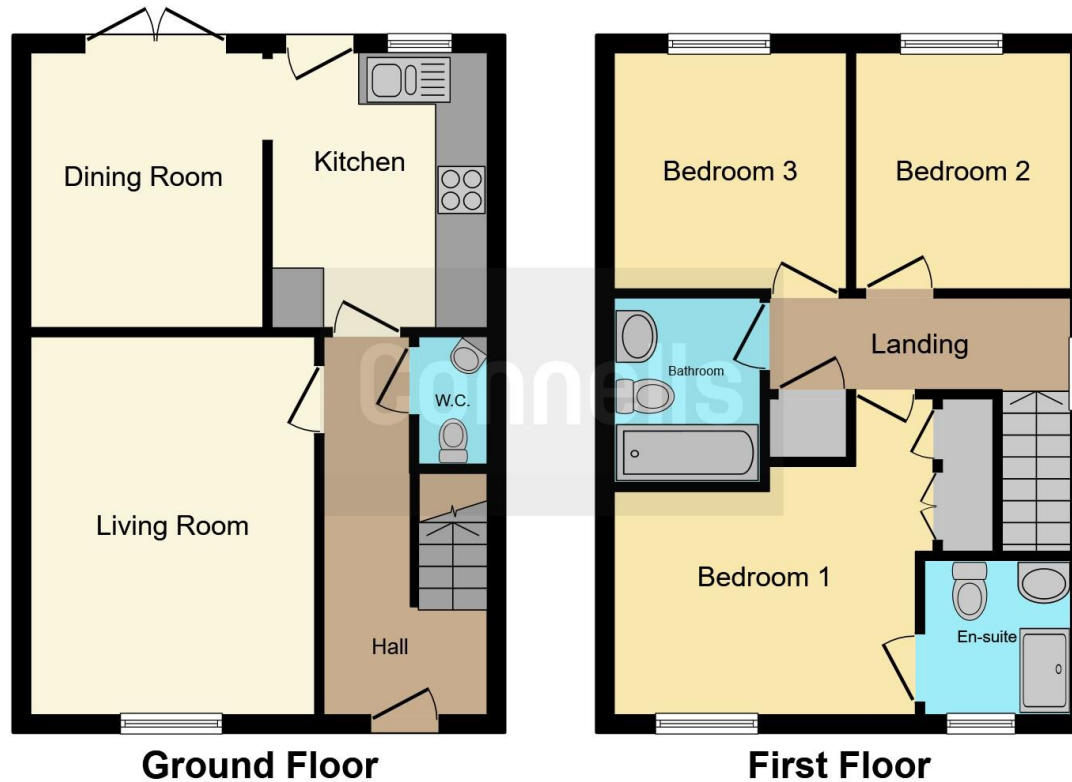












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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 CAMBRIDGE CB23 6JN

**EPC Rating: Awaited**

Tenure: Freehold

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