



**Connells**

Monkfield Lane  
Great Cambourne



Occupying a generous plot in a favourable location this detached family home offers a wraparound drive with ample off road parking leading to its oversized double garage with vast potential. Hosting a 22' dual aspect lounge, dining room with bay window, study, kitchen/diner & two ensuite bedrooms

#### Entrance Hall

Door to front, stair cupboard, stairs to first floor, radiator.

#### Cloakroom

Window to side, wash hand basin, WC, tiled splash back.

#### Study

8' 1" x 9' 5" ( 2.46m x 2.87m )

Window to front, telephone point, radiator.

#### Lounge

22' + Bay x 12' 9" ( 6.71m + Bay x 3.89m )

Bay window to front, French doors and windows to rear, Fireplace feature, telephone point, television point, wall lights, two radiators.

#### Dining Room

11' 4" x 10' 2" + Bay ( 3.45m x 3.10m + Bay )

Bay window to rear, doors to lounge and dining room, radiator.

#### Kitchen

17' 5" Max x 9' 8" Max ( 5.31m Max x 2.95m Max )

Dual aspect windows to front and side, 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, double electric oven, gas hob, cooker hood, space for fridge/freezer, integrated dishwasher, tiled flooring.

#### Utility Room

6' 3" x 5' 10" ( 1.91m x 1.78m )

Wall and base units with work tops, stainless steel sink and drainer, tiled splash back. plumbing for washing machine, space for tumble drier, extractor fan, central heating boiler, tiled flooring, radiator, door to side.



## Landing

Window to front, loft access, cupboard, radiator.

## Bedroom One

13' 1" x 10' 6" + Wardrobes ( 3.99m x 3.20m + Wardrobes )

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

## Ensuite

Window to rear, shower cubicle, bath, vanity wash hand basin, WC, shaver point, part tiled, extractor fan, radiator.

## Bedroom Two

12' + Wardrobe x 9' 9" ( 3.66m + Wardrobe x 2.97m )

Window to rear, built in double wardrobe, radiator.

## Ensuite

Window to rear, shower cubicle, vanity wash hand basin, WC, shaver point, extractor fan, part tiled, radiator.

## Bedroom Three

10' 9" + Wardrobe x 9' 4" ( 3.28m + Wardrobe x 2.84m )

Window to front, built in wardrobe, radiator.

## Bedroom Four

10' 7" + Wardrobe x 7' 4" ( 3.23m + Wardrobe x 2.24m )

Window to front, built in wardrobe, radiator.

## Bathroom

Window to side, bath, vanity wash hand basin, WC, shaver point, part tiled, extractor fan, radiator.

## Front Garden

Mature planted borders, established hedges, path to front door.

## Rear Garden

Fence enclosed, patio area, laid to lawn, shingelled seating area, outside tap, path to garage door, gated access to front.

## Double Garage And Parking

23' 11" x 18' 1" ( 7.29m x 5.51m )

Two up and over doors, light and power, access to eaves, personnel door into garden, extra length, driveway parking for multiple cars.









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**EPC Rating: D**

Tenure: Freehold

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