



Connells

Jeavons Lane  
Great Cambourne





Set back from the road with a shared gated courtyard area lies this detached home with double garage. Benefitting from kitchen and three reception rooms, four bedrooms including master with ensuite and private rear garden.

### Entrance Hall

Door to front, stairs to landing, radiator.

### Cloakroom

Vanity wash hand basin, WC, part tiled, radiator, restricted head height.

### Study

8' 1" x 7' 3" Max ( 2.46m x 2.21m Max )

Window to front, radiator.

### Kitchen

12' 2" x 7' 8" ( 3.71m x 2.34m )

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and half bowl and drainer, double electric oven, gas hob, cooker hood, integrated fridge/freezer and dishwasher, under stairs cupboard, radiator.

### Utility Room

8' 5" x 5' 7" Max ( 2.57m x 1.70m Max )

Under counter units, stainless steel sink and drainer, plumbing for washing machine, central heating boiler, door to side, radiator.

### Lounge

19' 1" x 10' 5" ( 5.82m x 3.17m )

Door to entrance hall, patio door to rear, double doors to dining room, electric fireplace, television point, radiator.

### Dining Room

11' 3" Max x 9' 6" Max ( 3.43m Max x 2.90m Max )

French doors to conservatory, double doors to lounge, door to utility room, radiator.

## Conservatory

12' 2" Max x 11' 9" Max ( 3.71m Max x 3.58m Max )

French doors to rear, windows to side, lights and power.

## Landing

Stairs to entrance hall, airing cupboard, loft access.

## Bedroom One

14' 10" Max x 10' 4" Max ( 4.52m Max x 3.15m Max )

Window to front, double built in wardrobe, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, fully tiled, tiled floor, radiator.

## Bedroom Two

10' 11" + Wardrobe x 8' 10" Max ( 3.33m + Wardrobe x 2.69m Max )

Window to rear, double built in wardrobe, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, fully tiled, tiled floor, radiator.

## Bedroom Three

9' 9" x 8' Max ( 2.97m x 2.44m Max )

Window to front, radiator.

## Bedroom Four

8' 6" + Wardrobes x 8' 1" Max ( 2.59m + Wardrobes x 2.46m Max )

Window to rear, double built in wardrobe, radiator.

## Bathroom

Window to side, bath with shower over, wash hand basin, WC, fully tiled, tiled flooring, radiator.

## Rear Garden

Fence and wall enclosed, patio area, laid to lawn, planted borders, outside light, outside tap, two gates to front, door to garage.

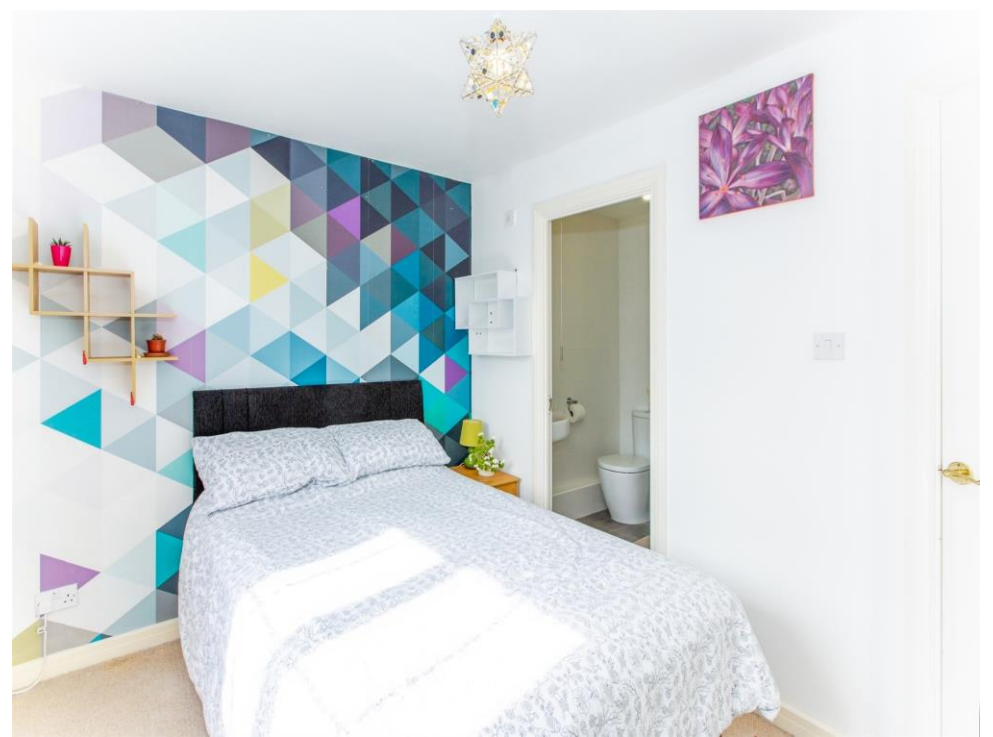
## Double Garage And Parking

17' 8" Max x 16' 10" Max ( 5.38m Max x 5.13m Max )

Two electric doors, light and power, door to garden, driveway parking for two cars.















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**EPC Rating: Awaited**

Tenure: Freehold

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