



**Connells**

Lancaster Gate  
Upper Cambourne





Popular layout townhouse benefitting from open plan kitchen/dining/family area to the ground floor, lounge and third bedroom on the middle floor and two double bedrooms with ensuites on the top floor. Private enclosed rear garden and allocated parking for two cars completes this home.

#### Entrance Hall

Door to front, stairs to first floor landing, radiator.

#### Cloakroom

Window to front, wash hand basin, WC, part tiled, central heating boiler housed in cupboard, extractor fan, radiator.

#### Kitchen/Dining/Family Room

27' 8" x 12' 4" Max ( 8.43m x 3.76m Max )

Wall and base units, worksurfaces over, one and a half bowl stainless steel sink and drainer, range oven with 7 burner gas hob, stainless steel cooker hood, tiled splashback, plumbing for washing machine and dishwasher, integrated fridge/freezer, understairs cupboard, French doors to rear, two radiators.

#### First Floor Landing

Stairs to entrance hall and second floor landing, radiator.

#### Lounge

12' 9" x 12' 5" ( 3.89m x 3.78m )

Two Juliet balconies to front, telephone point, television point, radiator.

#### Bedroom Three

10' 4" Max x 10' 1" + Wardrobes ( 3.15m Max x 3.07m + Wardrobes )

Window to rear, triple built in wardrobe, airing cupboard, radiator.



## Bathroom

P shape bath with mixer tap and hand held shower, wash hand basin, WC, part tiled, extractor fan, spotlights, radiator.

## Second Floor Landing

Stairs to first floor landing, loft access, radiator.

## Bedroom One

12' 10" Max x 10' 2" + Wardrobes ( 3.91m Max x 3.10m + Wardrobes )

Two windows to front, three double built in wardrobes, two radiators.

## Ensuite

Corner shower cubicle, vanity wash hand basin, WC, chrome shaver, spotlights, part tiled, extractor fan, heated towel rail.

## Bedroom Two

12' 5" Max x 9' Max ( 3.78m Max x 2.74m Max )

Window to rear, triple built in wardrobe, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, chrome shaver, spotlights, extractor fan, part tiled, heated towel rail.

## Rear Garden

Fence enclosed, gate to side, patio area, stepping stones, mature garden with variety of fruit trees, shed with light and power, tap.

## Parking

Two allocated parking spaces to front.



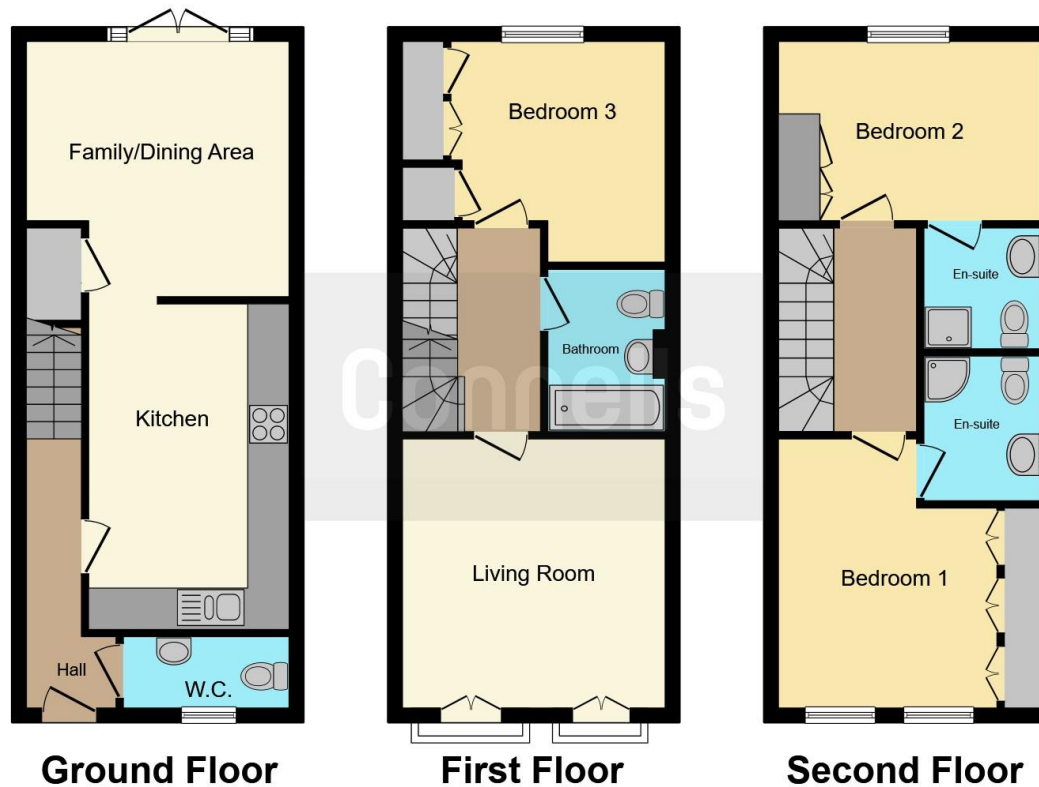












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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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