



**Connells**

School Lane  
Lower Cambourne



School Lane,  
Lower Cambourne, CB23 5DR

For Sale Guide Price  
**£425,000 - £435,000**



**Fantastic size home in Lower Cambourne benefitting from spacious entrance hall leading to a kitchen/diner, dining room and lounge. Upstairs hosts three bedrooms including a master with ensuite and a family bathroom. Good size garden and tandem garage complete this home**

### Entrance Hall

Door to front, window to front, stairs to landing , radiator.

### Cloakroom

Wash hand basin, WC, part tiled, extractor fan, radiator.

### Kitchen/Diner

17' 7" x 13' 9" Max ( 5.36m x 4.19m Max )

Window to front and 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, range style oven with 8 burn gas hob, tiled splash back, integrated fridge/freezer, dishwasher and washing machine, central heating boiler in cupboard, radiator.

### Lounge

18' 3" Max x 12' 5" ( 5.56m Max x 3.78m )

French door to rear, window to front, electric fireplace, double doors to dining room, two radiators.

### Dining Room

12' 1" x 8' 2" ( 3.68m x 2.49m )

French door to rear, double doors to lounge, door to rear porch, radiator.

### Landing

Window to front, stairs to entrance hall, loft access, airing cupboard, radiator, restricted head height.



## Bedroom One

13' 7" + Wardrobes x 12' 6" ( 4.14m + Wardrobes x 3.81m )

Window to front, two double built in wardrobes, television point, two radiators, restricted head height.

## Ensuite

Velux window to rear, shower cubicle, wash hand basin, WC, extractor fan, radiator, restricted head height.

## Bedroom Two

15' 10" Max x 11' 4" ( 4.83m Max x 3.45m )

Window to front, triple built in wardrobe, two radiators, restricted head height.

## Bedroom Three

12' 4" x 8' 1" Max ( 3.76m x 2.46m Max )

Velux window to rear, radiator, restricted head height.

## Bathroom

Velux window to rear, wash hand basin, WC, bath with mix tap and hand held shower, wash hand basin, WC, fully tiled, shaver point, extractor fan, radiator.

## Rear Porch

Door to rear, radiator.

## Rear Garden

Fence and wall enclosed, personnel door to garage, mature trees and hedges, patio, personnel door to garage, laid to lawn.

## Tandem Garage And Parking

Tandem garage with light and power, door to garden, up and over door, ample driveway parking.











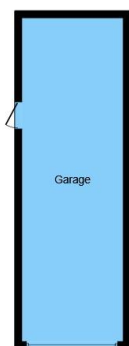




**Ground Floor**



**First Floor**



**Garage**

Connells

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

EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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