



**Connells**

Sheepfold Lane  
Cambourne





**A modern three-bedroom link-detached home in West Cambourne. Built in 2023 featuring kitchen/diner, lounge, WC, family bathroom & ensuite to main bedroom. A stylish space ideal for families or first-time buyers.**

### Entrance Hall

Door to front, cupboard with solar controls, stairs to landing, radiator.

### Cloakroom

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

### Kitchen/Diner

15' 9" Max x 13' 1" Max (4.80m Max x 3.99m Max)

Window to rear, fitted kitchen with a range of gloss wall and base units, complementary work surface, stainless steel sink and drainer, double electric eye level oven, induction hob, glass splash back, stainless steel cooker hood, integrated washing machine, dishwasher and fridge/freezer, plinth lights, under stairs cupboard, French door to rear.

### Lounge

12' 4" Max x 13' 10" Max (3.76m Max x 4.22m Max)

Two windows to front, glazed door to hallway and kitchen/diner, thermostat, television point, radiator.

### Landing

Stairs to entrance hall , loft access, radiator.



## Bedroom One

12' 3" Max x 11' 2" Max ( 3.73m Max x 3.40m Max )

Two windows to front, television point, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, fully tiled, chrome heated towel rail, spot lights, extractor fan.

## Bedroom Two

10' 9" Max x 10' 10" (3.28m Max x 3.30m)

Window to rear, double fitted wardrobe, radiator.

## Bedroom Three

10' + Wardrobe x 6' 8" ( 3.05m + Wardrobe x 2.03m )

Window to rear, double built in wardrobe, radiator.

## Bathroom

Bath with shower over, glass screen, wash hand basin, WC, extractor fan, tiled flooring, extractor fan, fully tiled, chrome heated towel rail.

## Rear Garden

Fence and wall enclosed, patio area, laid to lawn, outside tap, gate to driveway.

## Garage And Parking

Single garage with up and over door, light and power, rafter storage, three spaces on the driveway including one under the car port.

## Agent Notes

Please ask regarding solar panels



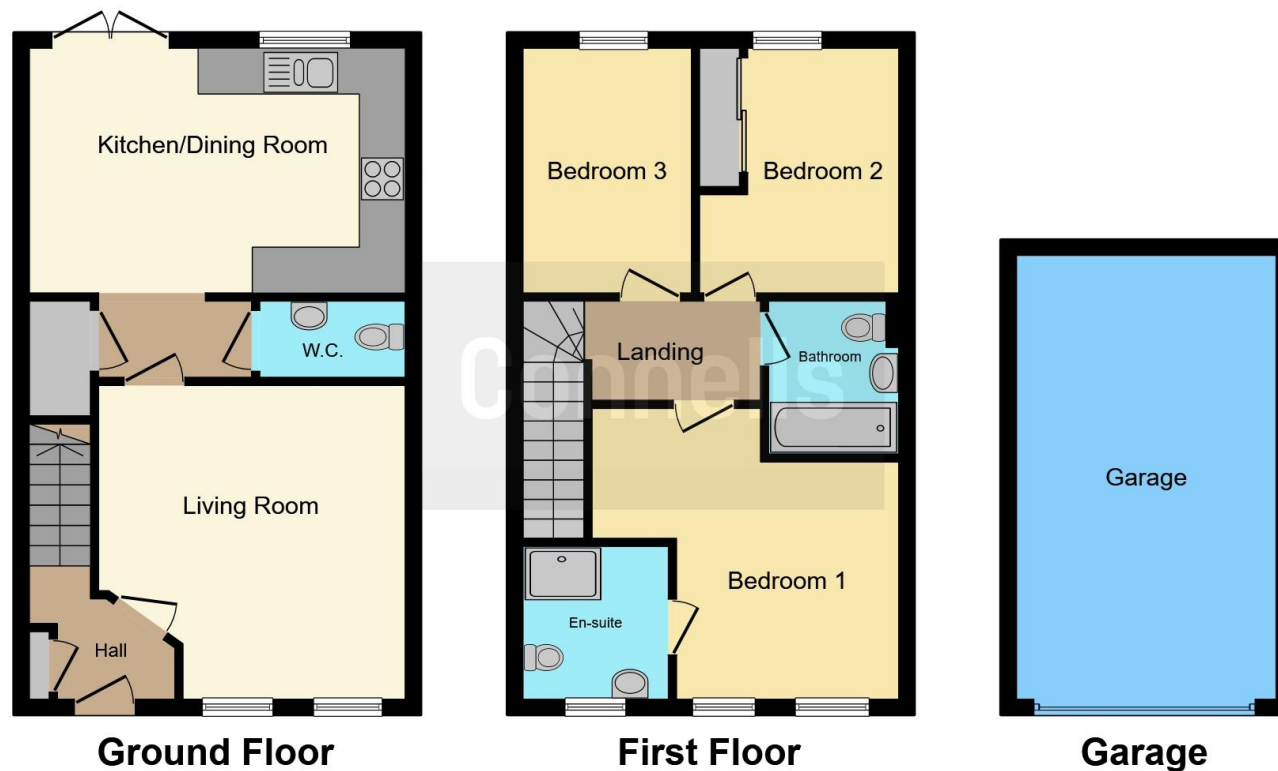












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EPC Rating: A Council Tax  
 Band: D

Tenure: Freehold

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