



Connells

Riddy Lane
Bourn



A rare opportunity to acquire a generous plot with vast potential in this highly sought after village. With a large driveway, double garage, dual aspect lounge, spacious kitchen and master bedroom with ensuite this could be a beautiful home nestled in the heart of the village

Entrance Hall

Door to front, loft access, radiator.

Inner Hall

Airing cupboard.

Lounge

Bow window to front, patio doors to rear, fireplace and surround, radiator.

Kitchen

Window to rear, fitted kitchen with a range of wall and base unit, work surface, sink with one and a half bowl and drainer, tiled splash back, range oven, cooker hood, tiled flooring, door to rear.

Utility Room

Boiler, loft access, plumbing for washing machine, door to side.

Bedroom One

Window to rear, fitted wardrobes, radiator.

Ensuite

Window to side, bath with shower over, wash hand basin, WC, extractor fan, radiator.

Bedroom Two

Window to front, built in wardrobe, radiator.

Bedroom Three

Window to front, fitted wardrobes, radiator.

Bathroom

Window to side, wash hand basin, WC, radiator.

Front Garden

large driveway with mature planting.

Rear Garden

Fence enclosed, laid to lawn with mature trees, patio area.

Double Garage

Double garage with up and over door, window and personnel door to side.

Agent Notes

Buyers should be made aware that limited information will be available with regards to Property Information Form enquiries.







To view this property please contact Connells on

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

EPC Rating: F Council Tax
Band: C

Tenure: Freehold

[view this property online \[connells.co.uk/Property/CBN306551\]\(http://www.connells.co.uk/Property/CBN306551\)](http://www.connells.co.uk/Property/CBN306551)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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