



Kemmann Lane, Great Cambourne Cambridge  
**£525,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four bedroom property
- Immaculate condition
- Refurbished throughout
- Utility room
- Master bedroom with en-suite shower room

Offered in beautiful condition after remodelling and refurbishment by the current owners is this double fronted four bedroom family home.

Property comprises on the ground floor of an entrance hall with stairs to the first floor and storage, spacious lounge with two bay windows, a bright and spacious refitted kitchen with ample eye and base level units with island and a separate utility room and cloakroom. There is access from the kitchen area to the rear garden.

On the first floor there are four bedrooms of which the master has an en-suite shower room. There is also a refitted three piece family bathroom.

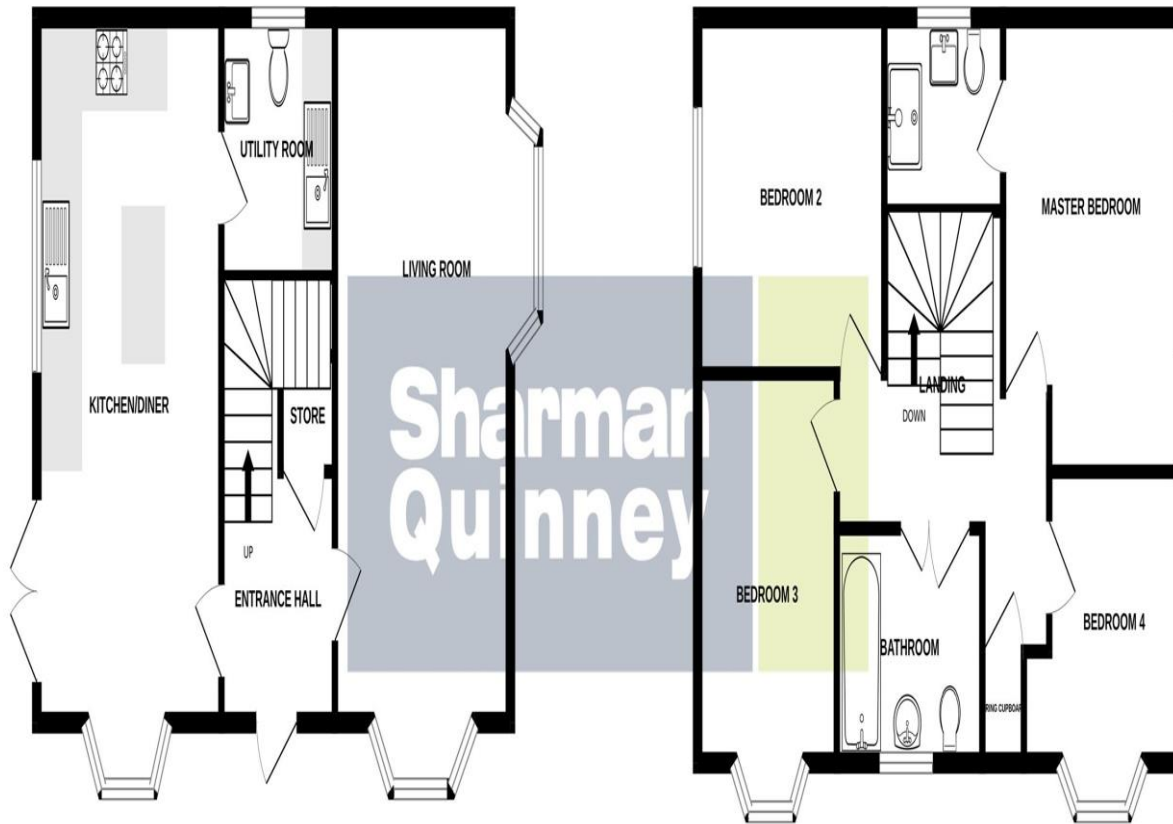
Externally the property to the front has mature shrub borders with gated access and a picket fence and to the side is the double driveway and double garage providing side gated access to the rear garden. The rear garden has been landscaped and is mainly laid to lawn with a block paved patio and seating area. There is mature shrubs on the borders proving additional privacy from neighbours. There is access to the garage and there's an external tap and lighting.

The property is located in Great Cambourne providing easy access



GROUND FLOOR

1ST FLOOR



to all the amenities the area has to offer.

Entrance Hall

Lounge  
5.8m (19'1") x 3.28m (10'8") excluding bay

Kitchen  
3.50m (11'5") x 6.03m (19'8") excluding bay

Utility Room  
2.06m (6'9") x 1.66m (5'5")

Master Bedroom  
3.82m (12'6") max x 3.46m (11'4") max

En-Suite  
Low Level Wc, Wash hand Basin and shower cubical.

Bedroom 2  
3.59m (11'9") x 3.25m (10'8")

Bedroom 3  
3.25m (10'8") max x 2.57m (8'5") excluding bay

Bedroom 4  
2.90m (9'6") x 2.68m (8'10") excluding bay

Family Bathroom  
Bath with Shower over, Low level WC and Wash hand basin.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ203640 - 0020