



Medlar Lane, Lower Cambourne Cambridge  
**£350,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Refitted kitchen and bathrooms
- Extended ground floor dining/family room
- 15ft kitchen/breakfast room
- En-suite shower room to master bedroom
- Private and enclosed rear garden

Set adjacent to the cricket green in Lower Cambourne this stunning family home is located perfectly. Close to local schools, amenities and bus routes. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, with direct trains to Kings Cross in 43 minutes.

## Ground Floor

### Entrance Hall

Door to front, stairs to first floor.



Kitchen/Breakfast Room 4.59m x 2.16m (15.06" x 7.11")

Refitted kitchen with modern range of base and wall units with worktops over, stainless steel sink with one and a half bowl and drainer, integrated electric oven, gas hob with extractor hood over, built-in fridge/freezer, dishwasher and washing machine. Central heating boiler and radiator. Windows to front and side.

Living Room 4.30m x 3.06m (14.11 x 10.04")

Window to front, radiator, television and telephone points.

Dining/Family Room 4.27m x 2.76m (14.02" x 9.07")

Previously extended with French doors leading to the garden. Vaulted ceiling with roof windows, French doors and tilt and turn windows to rear, underfloor heating.

Cloakroom

Refitted cloakroom comprising of wash hand basin, WC, radiator.

First Floor

Landing

Stairs from hall, airing cupboard, loft access.





Master Bedroom 3.05m x 2.74m (10.02" x 9.01")  
Window to rear, built in double wardrobe, television point, radiator.

En-Suite  
Refitted en-suite comprising of shower cubicle, wash hand basin, WC, shaver point, extractor fan and towel rail. Window to front.

Bedroom 2 2.45m x 2.46m (8.06" x 8.10")  
Window to side, radiator.

Bedroom 3 2.44m x 1.85m (8.03" x 6.08")  
Window to front, radiator.

Family Bathroom  
Refitted bathroom comprising of bath with overhead shower, wash hand basin, WC, shaver point, extractor fan and towel rail. Window to front.


Outside  
Fully enclosed rear garden mainly comprised of artificial lawn with side access to the front. Double carport including two parking spaces to the side of the property.

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

# Selling your property?

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

 01954 710620

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