



Lambourne Road, Hardwick Cambridge  
**£375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Recently Installed Combi Boiler
- Driveway with Parking for Multiple Cars
- Newly Fitted Kitchen and Bathroom
- Private Rear Enclosed Garden
- Newly Fitted Radiators Throughout

In Hardwick this lovely family home is located perfectly in a quiet cul-de-sac. The Property has been recently refurnished throughout, it has been decorated, has new carpets and radiators. The property also lies within the Catchment of Comberton Village College and offers a variety of village amenities including, The Blue Lion Pub, sports and social club, General Store and Post Office. There is a frequent bus service into Cambridge. Hardwick is a village and civil parish in the county of Cambridgeshire, located about 6 miles west of Cambridge City Centre. The village lies immediately south of the A428 road between Cambridge and St Neots. It is about 4 miles east of the newly developed town of Cambourne.



## Ground Floor

### Entrance Hall

Leading to;

Lounge - 14.4" Max x 13.3" Max (4.36m Max x 4.03m Max)

Full size window to front with built-in understairs storage and newly fitted radiators throughout.

Dining Room - 8.6" x 8.9" (2.59m x 2.66m)

New laminate flooring throughout the downstairs with window to rear.

Kitchen - 8.8" x 8.9" (2.64m x 2.66m)

Completely renovated recently, fitted with a matching range of base and eye level units, 5 ring gas hob, window to rear and door leading to garden.

## First Floor

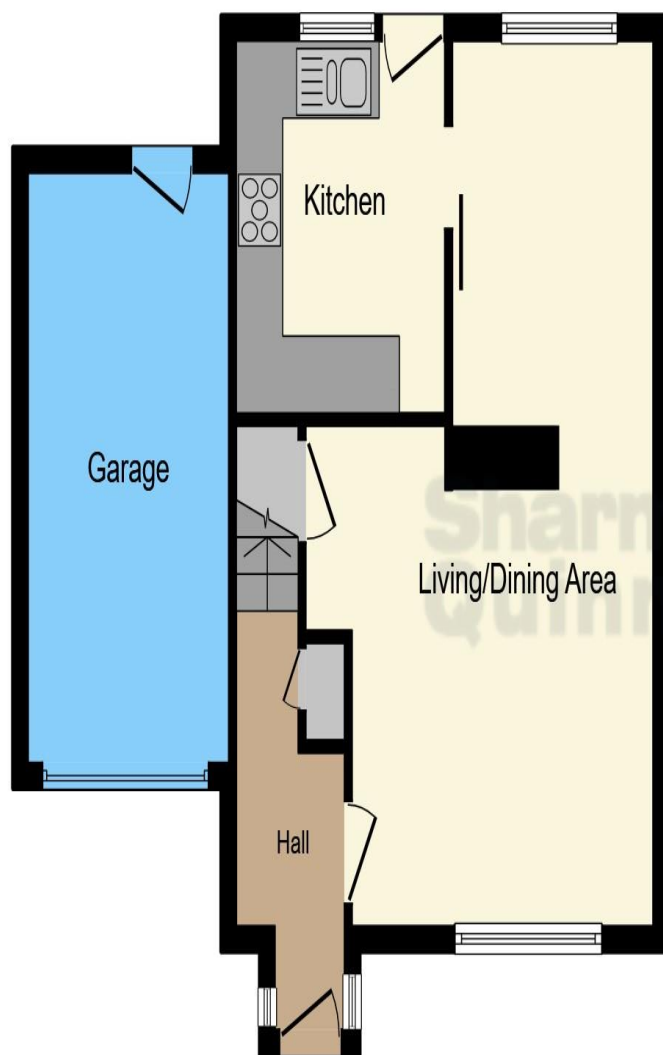
Master Bedroom - 10.8" x 13.5" Max (3.25m x 4.08m Max)

Window to front.

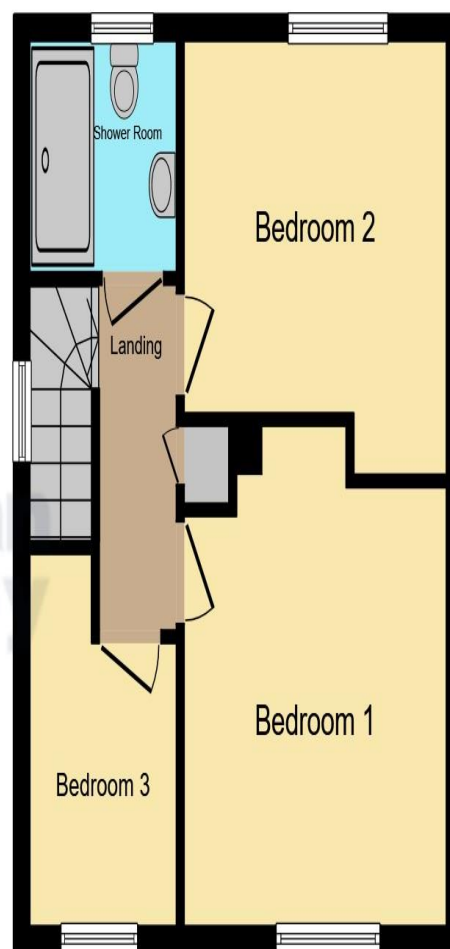
Bedroom 2 - 11.1" x 11.1" Max (3.37m x 3.37m Max)

Window to rear.





**Ground Floor**



**First Floor**

### Family Bathroom

Renovated Recently and fitted with a three-piece suite comprising of double shower cubicle, wash hand basin, WC and window to rear.

Bedroom 3 - 6.7" x 9.5" Max (2.00m x 2.87m Max)

Window to Front.

### Outside

The private rear enclosed garden offers a newly laid seated patio area with laid lawn to rear. The front of the property offers a Single Garage with electric sockets and a sink, lighting and plumbing for a washing machine. The front also offers a spacious driveway with parking for multiple cars.

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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