



Lambs Lane, Cottenham
CB24 8TA

Pocock + Shaw

102 Lambs Lane
Cottenham
Cambridge
Cambridgeshire
CB24 8TA

A large detached four bedroom family home set on a surprisingly spacious corner plot, with double garage and ample parking, and just a short walk from the village centre, primary school and Village College.

- Large reception hall
- Study
- Sitting room
- Dining room
- Cloaks WC
- Kitchen Breakfast room
- Utility room
- Four large bedrooms
- En-suite to main bedroom
- Family bathroom
- **No upward chain**
- Corner plot

Offers in region of £535,000



A large detached individual detached four bedroom home set on a good sized corner plot, with ample parking to the front and double garage. Internally, there is a spacious reception hall, sitting room, two further reception rooms, and a fitted kitchen breakfast room. Cottenham village is just over seven miles north of Cambridge city and the mainline railway station at Cambridge North less than six miles away.

Glazed entrance door to:

Reception hall 11'9" x 10'3" (3.58 m x 3.12 m) Stairs rising to the first floor, radiator, door to:

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, radiator and window to the side. Part ceramic tiling to the walls

Study 8'1" x 7'0" (2.46 m x 2.13 m) Radiator and window to the front, coved cornice.

Sitting room 15'2" x 14'0" (4.62 m x 4.27 m) A well appointed room with double sliding patio doors to the rear garden, feature fire place with electric flame effect fire, stone surround and wood mantle, radiator and window to the rear, coved cornice.

Dining room 11'11" x 9'11" (3.63 m x 3.02 m) Radiator and windows to the front and side aspect, coved cornice.

Kitchen Breakfast room 15'2" x 12'8" (4.62 m x 3.86 m) Well fitted range of oak fronted farm house style units set under a worksurface, with inset one and a quarter bowl single drainer stainless steel sink unit, mixer tap. Range of drawer line base units with dishwasher, four burner ceramic hob and Siemens double eye level oven. Matching wall mounted cupboards, Radiator and window to the side and, coved cornice. Door to:

Side lobby 3'9" x 3'1" (1.14 m x 0.94 m) Double louvre fronted cloaks cupboard, door to the front and door to:

Utility room 6'9" x 4'10" (2.06 m x 1.47 m) Work surface with inset drainer stainless steel sink unit with base unit, space and plumbing for washing machine,

wall mounted Ideal gas fired heating boiler. Window to the rear.

Half landing Window to the front.

First floor landing 14'9" x 7'9" (4.50 m x 2.36 m) Coved cornice, access to loft space, single airing cupboard.

Bedroom one 15'3" x 10'2" (4.65 m x 3.10 m) Windows to the rear and side, radiator. Range of fitted cupboards to one wall. Door to:

En-suite shower room Fitted suite with counter set wash basin, double cupboard beneath, close coupled wc and shower cubicle. Two wall mounted cupboards, heated towel rail radiator. Window to the rear.

Bedroom two 11'10" x 10'0" (3.61 m x 3.05 m) Windows to the front, radiator and coved cornice.

Bedroom three 11'11" x 9'2" (3.63 m x 2.79 m) Windows to the front, radiator and coved cornice, single fitted wardrobe.

Bedroom four 12'9" x 8'10" (3.89 m x 2.69 m) Windows to the rear, radiator and coved cornice.

Bathroom Fitted suite with counter set wash basin, double cupboard beneath, close coupled wc and bath, shower above, heated towel rail/radiator, part ceramic tiling to the walls.

Outside The front garden is enclosed by mature hedge and bushes, gravelled driveway providing ample off road parking, gated pedestrian side access to the rear garden.

Double garage Detached brick under a pitched tiled roof, two single up and over doors, and courtesy door to the side. Power and light connected.

Tenure The property is Freehold

Council Tax Band F

Viewing By Arrangement with Pocock + Shaw







Approximate total area¹

1474.54 ft²

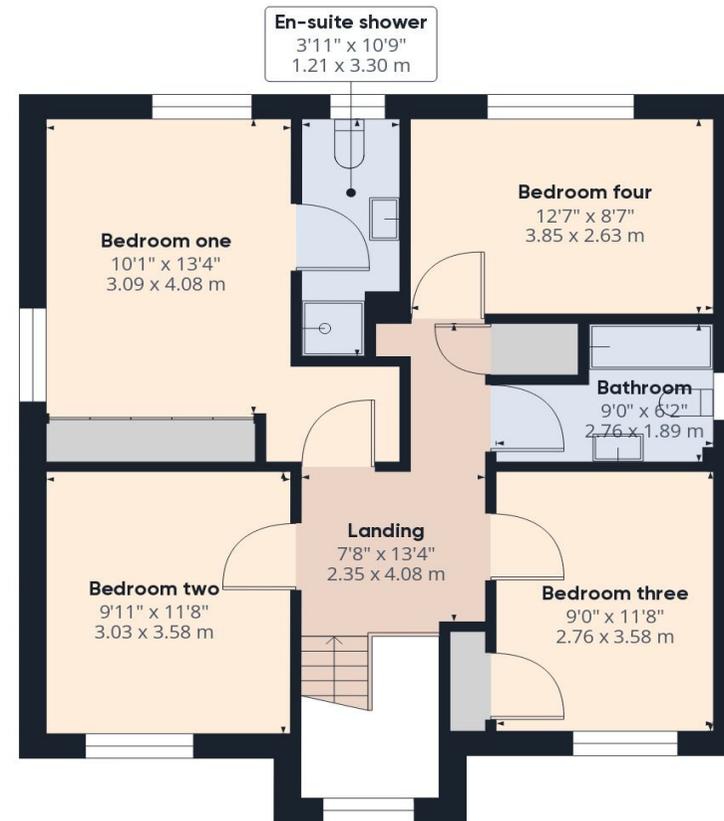
136.99 m²

Reduced headroom

3.06 ft²

0.28 m²

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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