



Lyles Road, Cottenham
CB24 8QR

Pocock+Shaw

56 Lyles Road
Cottenham
Cambridge
Cambridgeshire
CB24 8QR

A detached four bedroom home close to the village centre, just off the High Street. With two well proportioned reception rooms and enclosed rear garden. Off road parking and a single garage.

- Entrance hall
- Cloaks WC
- Sitting room
- Large dining room
- Kitchen
- Landing four bedrooms
- Family bathroom
- Gas fired radiator heating system
- Single garage
- Enclosed rear garden

Offers in region of £465,000



A very well proportioned four bedroom detached family home just off the High Street, close to the village centre. With two good sized main reception rooms and first floor family bathroom. There is an enclosed rear garden, single garage and off road parking.

The village offers a wide range of shops and amenities, with the Co-Op, Village College and highly regarded Primary school just a short walk.

Glazed entrance door to:

Reception hall Wood block flooring, open tread staircase to the first floor. Open to dining room.

Cloaks WC Fitted white suite with close coupled WC and wall mounted wash basin, window to the side, ceramic tiled floor.

Dining room 16'9" x 10'0" (5.11 m x 3.05 m) Window to the side, attractive Oak effect flooring, double patio doors to the side/rear garden. Single storage cupboard. Radiator. Door to:

Sitting room 17'0" x 10'10" (5.18 m x 3.30 m) A well appointed room, with windows to the side and rear over looking the garden. Two radiators.

Kitchen 9'10" x 8'3" (3.00 m x 2.51 m) Fitted range of Shaker style units set under a wood block work surface, Inset white ceramic one and a quarter bowl single drainer sink unit with mixer tap. Integrated dishwasher, Bosch washing machine, Zanussi electric cooker, part tiled splashback, matching range of wall mounted units. Canopy extractor fan, Central breakfast bar/island unit. Feature tongue and groove panelling to one wall. Door to covered side porch.

First floor landing Window to the side, stripped wooden floor, single airing cupboard housing hot water cylinder.

Bedroom one 10'10" x 9'0" (3.30 m x 2.74 m) Stripped wooden floor, radiator, window to the rear, door to:

Bedroom four/ Dressing room Stripped wooden floor, radiator, window to the rear

Bedroom two 9'9" x 8'6" (2.97 m x 2.59 m) Stripped wooden floor, radiator, window to the side, single fitted wardrobe.

Bedroom three 9'11" x 8'7" (3.02 m x 2.62 m) Stripped wooden floor, radiator, window to the front.

Bathroom White suite, with vanity wash basin, drawer and double cupboard beneath, close coupled WC and bath. Fitted shower over. Radiator and heated towel rail. Part ceramic tiling to the walls, window to the side.

Outside

Front garden A good sized open plan lawned area, with gated pedestrian side access to the rear garden. Driveway providing off road parking leading to:

Attached single garage Single up and over door, courtesy door to side. Power and light connected.

Rear garden A good sized, fully enclosed garden, with a side patio. Lawn and flower and shrub borders.

Services All mains services are connected.

Tenure The property is Freehold

Council Tax Band D

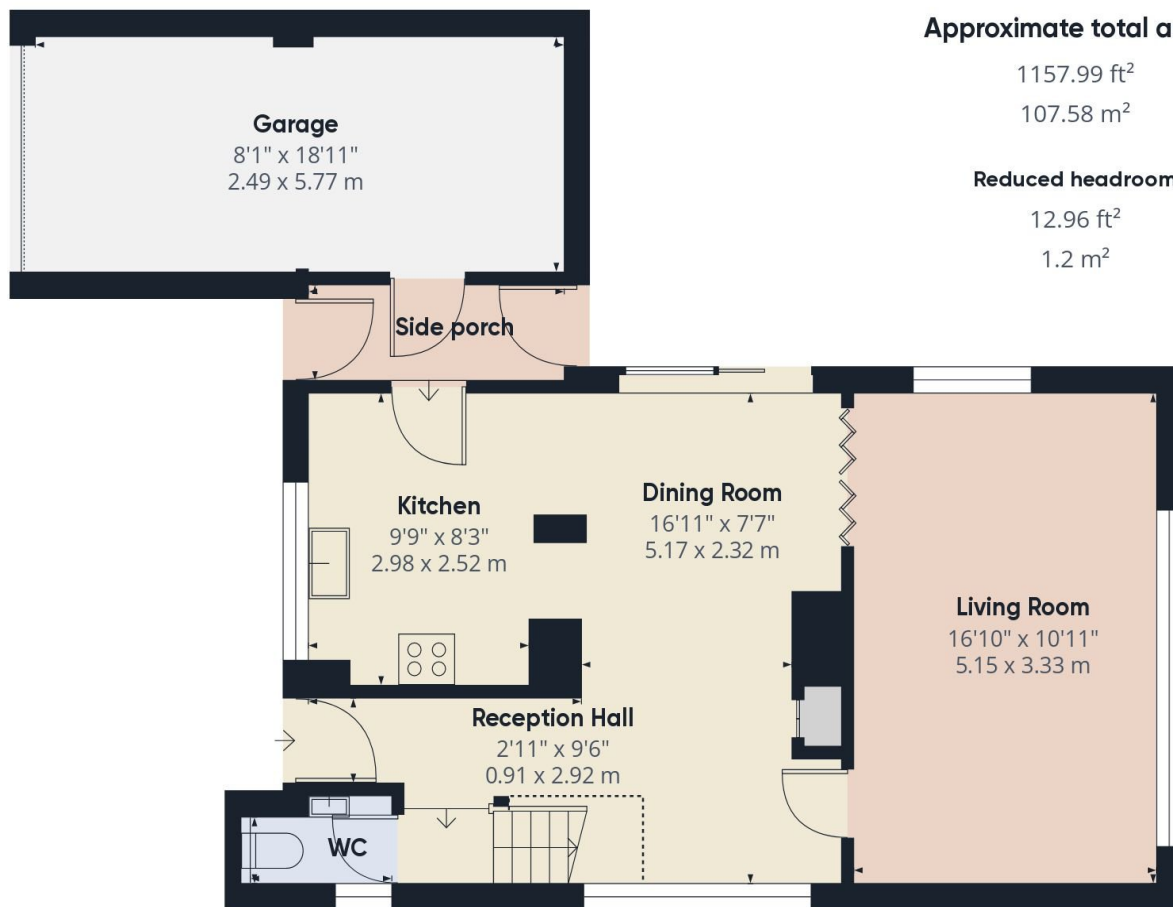
Viewing By Arrangement with Pocock + Shaw

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Pocock+Shaw



Approximate total area

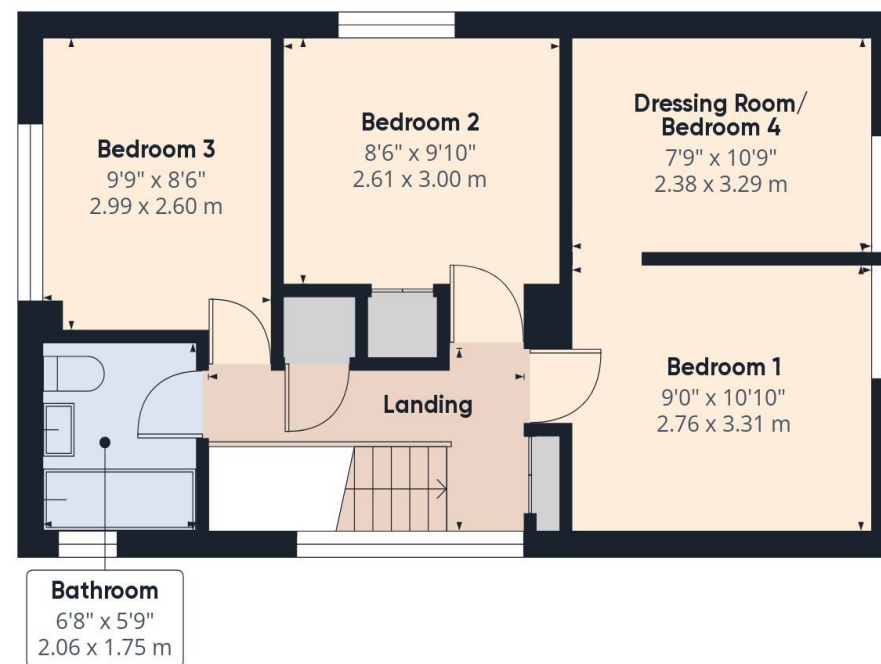
1157.99 ft²

107.58 m²

Reduced headroom

12.96 ft²

1.2 m²



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. All measurements are approximate. (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