



Windmill Lane, Fulbourn
CB21 5DT

Pocock+Shaw

4 Windmill Lane
Fulbourn
Cambridge
CB21 5DT

An extended 3 bedroom semi-detached house with a private and sunny rear garden, located within this popular village, just to the east of the city.

- Extended Semi detached house
- Popular village on periphery of city
- 3 Bedrooms
- First floor bathroom
- Sitting room
- Dining area opening onto garden room/ further sitting area
- In need of refurbishing throughout
- Sunny rear garden
- Garage and driveway parking
- No upward chain

Guide Price £450,000



Fulbourn is a very popular village situated about 5 miles south east of the centre of Cambridge and is particularly well served with local amenities and facilities including a variety of shops and primary schools. It is also well placed for access onto the A11 and A14 trunk roads.

Windmill Lane is located off Cambridge Road and number 4 stands semi-detached on the left hand side. The property has been extended to the rear and has a decent sized sunny rear garden and garage. The property is in need of updating but has the potential to extend further and make a fine family home.

Offered with no upward chain, the property in detail comprises;

Ground Floor with front glazed door and side panel to

Entrance hallway with stairs to first floor, radiator with boxed shelf and mirror over, glazed door to kitchen and door to

Sitting room 13'1" x 13'2" (4.00 m x 4.02 m) with large window to front, wall light points, inset gas coal effect fire with marble mantelpiece and hearth, glazed door to

Dining area 10'6" x 9'5" (3.19 m x 2.88 m) with archway opening onto

Garden/family room 9'7" x 9'5" (2.91 m x 2.86 m) with window to side, upvc double glazed window with access to garden, radiator.

Kitchen 10'4" x 9'10" (3.16 m x 3.00 m) with glazed upvc door to side, window to rear with views to garden, basic range of fitted cabinets, stainless steel sink unit and drainer, electric cooker, space and plumbing for washing machine, understairs cupboard with shelf and meters.

First Floor

Landing with window to side, loft access hatch, airing cupboard with factory lagged hot water tank and slatted wood shelving.

Bedroom 3 8'10" x 8'2" (2.70 m x 2.48 m) with window to front, radiator, doors to three built in shelved cupboards.

Bedroom 1 11'5" x 12'0" (3.48 m x 3.67 m) with window to front, radiator, wall light points, built in wardrobe cupboards to one wall.

Bedroom 2 11'5" x 8'11" (3.49 m x 2.73 m) with window to rear with views to garden, built in wardrobe, radiator. Existing mirror fronted wardrobes to one wall to remain.

Bathroom with window to side and window to rear, fully tiled walls, panelled bath with mixer taps, wash handbasin, WC, radiator, glass shelf with mirror and electric heater over, wall mounted mirror fronted cabinet.

Outside Low maintenance, mainly paved front garden/driveway with central conifer and well stocked flower and shrub borders. Driveway extends down the side of the property (2.2m width restriction).

Garage 16'1" x 7'10" (4.89 m x 2.40 m) Sectional garage with aluminium up and over door to front, window to rear, lighting, pedestrian door to side.

Rear garden 65'7" x 32'10" (20.00 m x 10.00 m) The sunny rear garden is a particular feature of the property with a paved patio area adjacent to the rear of the property leading onto a good sized lawn, greenhouse, timber shed, gate providing access to the front of the property. Outside tap. The whole offering a good degree of privacy.

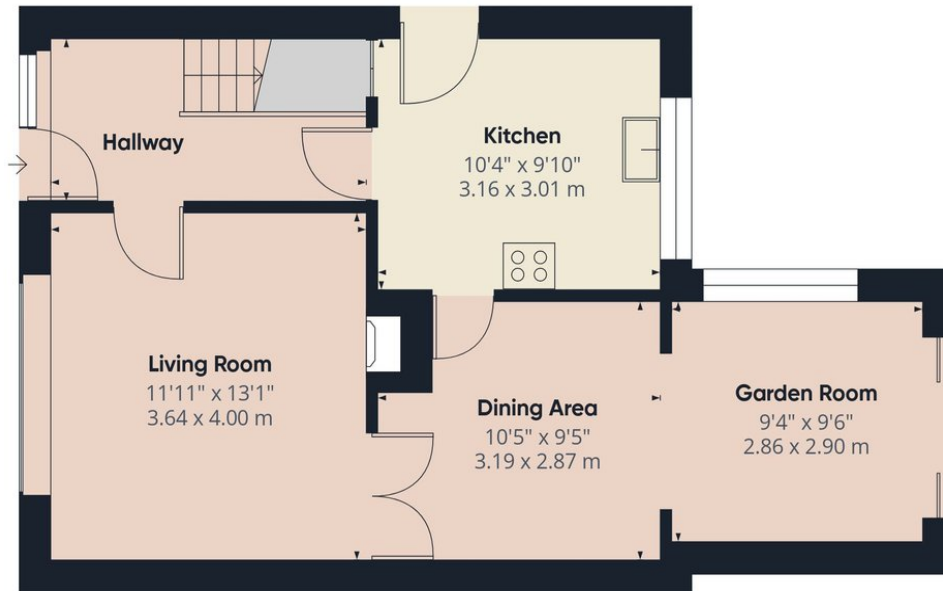
Services Mains water, electricity and drainage.

Tenure The property is Freehold

Council Tax Band

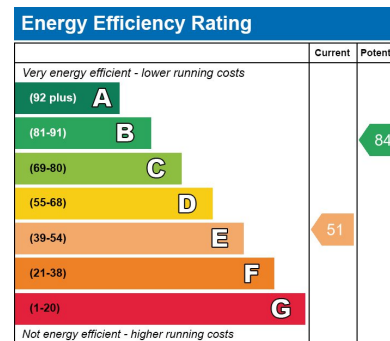
Viewing By Arrangement with Pocock + Shaw





Approximate total area

950 ft²
88.3 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

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