



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

Offers Over £350,000





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.

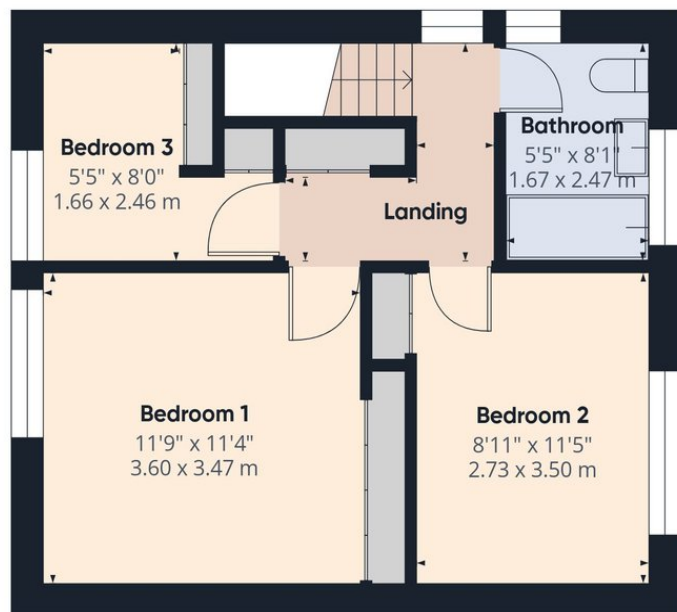
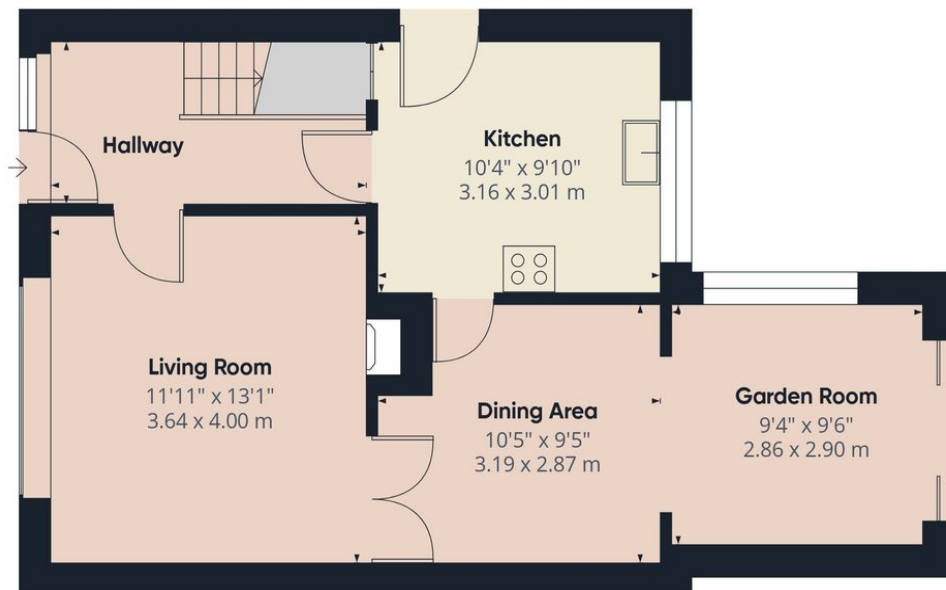
**Services** Mains water, electricity and drainage.

**Tenure** The property is Freehold

**Council Tax** Band A

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

950 ft<sup>2</sup>

88.3 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 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

**Pocock + Shaw**