



Lambs Lane, Cottenham
CB24 8TB

Pocock+Shaw

1 Lambs Lane
Cottenham
Cambridge
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This beautifully presented four bedroom detached home is set in the heart of the village, close to the shops and schools. Built in 2016 by local builders to an exacting standard and high end specification.

- Sitting room with wood burning stove
- Study
- Impressive kitchen family room with bi fold doors
- Utility room
- Four bedrooms
- Two en-suite shower rooms and luxury family bathroom
- NHBC warranty valid until Feb 2027
- Gas radiator heating system
- Private and enclosed south facing rear garden
- Ample off road parking

Offers in region of £650,000



Built in 2016 by local builders of traditional Grantchester blend brick under a pitched tiled roof, with Acanthus stone sill detailing, this detached family home is ideally located in the heart of the village. Set on a good sized plot with ample parking and a lovely natural rear garden. Four well proportioned bedrooms, two with en-suite and a luxury family bathroom. On the ground floor, there is a large sitting room with wood burning stove, study and feature kitchen family room with roof lantern and bi fold doors opening to the garden.

Entrance porch Part glazed entrance door to:

Reception hall Attractive natural oak floor, radiator, stairs rising to the first floor with built in cupboard beneath. Large walk-in cloaks cupboard with hanging rail.

Cloaks WC Fitted suite with pedestal wash basin, WC, part ceramic tiled splashback, radiator and window to the front.

Living Room 17'4" x 11'6" (5.28 m x 3.51 m) A well appointed room, two sash style windows to the front, feature fireplace with wood burning stove, slate hearth. Double radiator, recessed spotlights to the ceiling.

Study 11'1" x 7'7" (3.38 m x 2.31 m) Double French doors to the rear garden, radiator.

Kitchen Family Room

Kitchen area: Attractive cashmere gloss range of base units set under a contrasting Quartz work surface and matching upstand, inset one and a quarter bowl sink unit and Franke mixer tap. Integrated dishwasher. Continuation of matching work surface to opposing wall with inset Aeg five burner gas hob and matching stainless steel canopy extractor. Aeg double oven. Matching wall mounted cupboards. Batura wood effect tiled flooring, led under unit lighting. Electric kickspace heater. Two sash style windows to the side.

Dining area: Continuation of wood effect tiled flooring, feature roof lantern, Bifold doors opening to the rear garden.

Utility room Range of Eton gloss fronted units with contrasting jupiter pearl work surface, inset stainless steel circular sink unit. Space and plumbing for washing machine. Further range of base units and matching wall mounted cupboards. Batura wood effect tiled floor. Door to the side.

First floor landing Banister with Oak hand rail. Access to loft space. Double airing cupboard with unvented pressurised hot water, zoned heating system.

Bedroom one 12'11" x 11'2" (3.94 m x 3.40 m) Double sash style windows to the front, radiator. Two double fitted wardrobes. Door to:

En-suite shower room Fitted white suite with natural light oak counter, inset basin and enclosed cistern WC. Double cupboard beneath. Double shower with Aqualisa shower unit. Travertine floor. Heated towel rail/radiator. Window to the side. Recessed spotlights to the ceiling.

Bedroom two 12'10" x 11'4" (3.91 m x 3.45 m) Window to the rear, radiator, double fitted wardrobe, door to:

En-suite shower room Fitted white suite with natural light oak counter, inset basin and enclosed cistern WC. Double cupboard beneath with Cashmere doors. Double shower with Aqualisa shower unit. Travertine floor. Heated towel rail/radiator. Window to the side. Recessed spotlights to the ceiling.

Bedroom three 13'4" x 8'8" (4.06 m x 2.64 m) Double sash style window to the front, radiator.

Bedroom four 9'7" x 7'8" (2.92 m x 2.34 m) Window to the rear, radiator.

Bathroom Fitted white suite with natural light oak counter, inset basin and enclosed cistern WC. Gloss Cashmere double cupboard beneath. Bath with chrome mixer tap and shower above. Travertine floor. Heated towel rail/radiator. illuminated mirror and Diamonte wall tiles, window to the side. Recessed spotlights to the ceiling.



Outside To the front of the property there is a block paved driveway providing ample off road parking. Brick wall to the front boundary and flower and shrub border. Gated pedestrian access to the side. To the rear, a lovely well stocked mature and natural garden, with paved patio and electric awning, numerous mature shrubs and bushes. Wildlife pond.

Services All mains services are connected

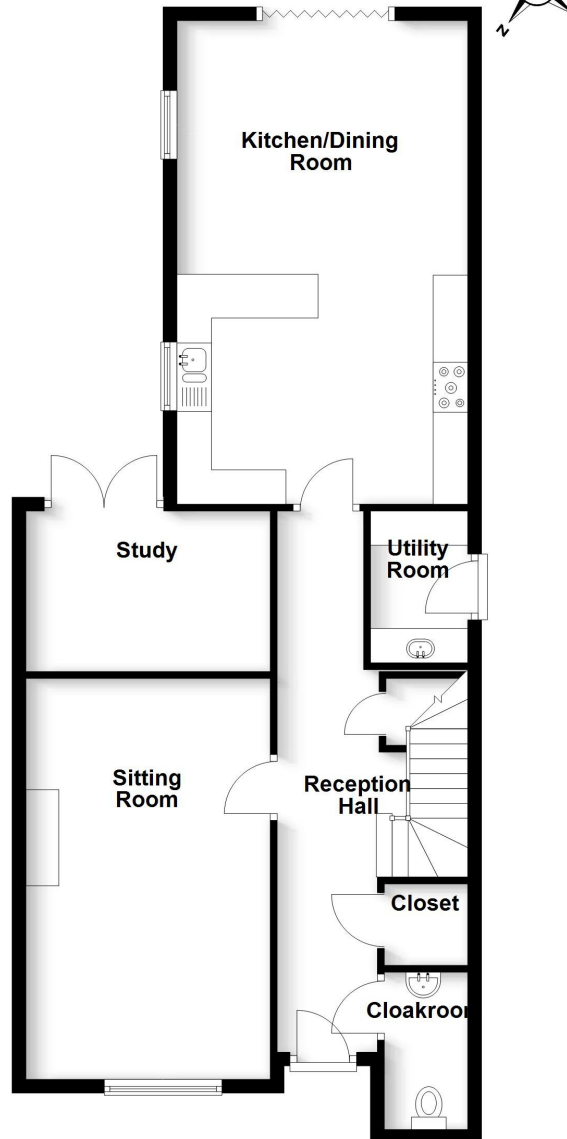
Tenure The property is Freehold

Council Tax Band E

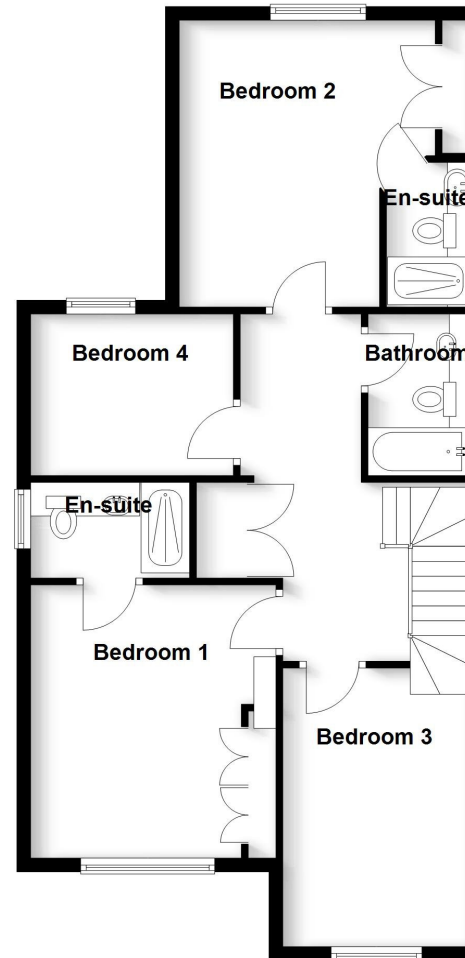
Viewing By Arrangement with Pocock + Shaw



Ground Floor
Approx. 83.2 sq. metres (895.6 sq. feet)



First Floor
Approx. 72.0 sq. metres (774.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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. 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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