



High Street, Lode  
CB25 9EW

**Pocock+Shaw**

36 High Street  
Lode  
Cambridge  
Cambridgeshire  
CB25 9EW

A stunning Victorian end terrace home situated in the heart of this sought after village, lovingly renovated and extended to provide stylish accommodation arranged over two floors. The property offers off street parking with EV charging point and a delightful rear cottage garden backing onto the allotments.

- Beautifully extended and updated
- Refitted kitchen and bathroom
- Two double bedrooms
- Wood burning stove
- Solar powered Velux windows
- Underfloor heating in the kitchen
- Driveway and car port with EV charging point
- Double glazed windows
- Offered with no onward chain

Offers Over £395,000



Lode is a small attractive village situated off the B1102 about 7 miles east of Cambridge and 8 miles west of Newmarket and well placed for access to both, as well as the area's principle road routes including the A14. The village is surrounded by beautiful open countryside and the National Trust Anglesey Abbey Estate. There are well regarded primary and secondary schools in the adjoining larger village of Bottisham which also has further facilities, including a number of shops.

**Living room** 15'7" x 12'8" (4.75 m x 3.86 m) Entered directly from the street and has a wood burning stove. Stairs to first floor. Stairs to the first floor with fitted shelving below, double glazing to the front, wall light points

**Dining room** 15'8" x 15'0" (4.78 m x 4.57 m) French doors to patio, built in shelf storage. Access to the ground floor WC, Velux roof light radiator.

**Ground floor WC** Located off the dining room with space and water saving basin built into the WC cistern, radiator, tiled splashbacks.

**Kitchen** 22'10" x 7'7" (6.96 m x 2.31 m) Range of fitted wall and base units, extensive decorative tiled splashbacks, space for range gas cooker, large, canopy cooker hood over, 'American style' fridge freezer, built in dishwasher. plumbing for a washing machine, large utility cupboard with wall mounted Vaillant boiler. Velux windows with solar powered opening system, dual aspect double glazed windows to the garden, stable door to the side, vaulted ceiling, Underfloor heating.

**Bedroom 1** 12'8" x 12'6" (3.86 m x 3.81 m) Well proportioned double room with storage cupboard over the stairs, double glazed window to the front, radiator, alcove shelving

**Bedroom 2** 11'3" x 7'6" (3.43 m x 2.29 m) Double glazed window to the rear, radiator

**Bathroom** 8'0" x 7'7" (2.44 m x 2.31 m) Refitted Victorian style suite with a vanity wash basin and cupboard under, attractive tile splashbacks, WC, Panel bath with fitted shower screen along with wall mounted controls and drenching shower over, tiled surround,

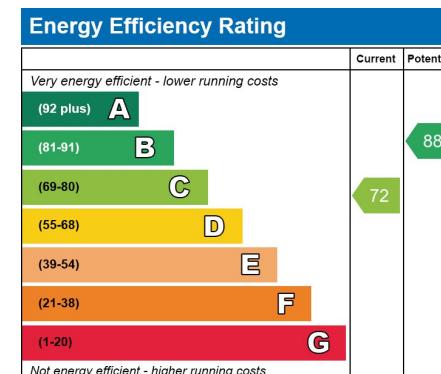
Double glazed window to the rear, chrome heated towel rail, large shelved airing cupboard

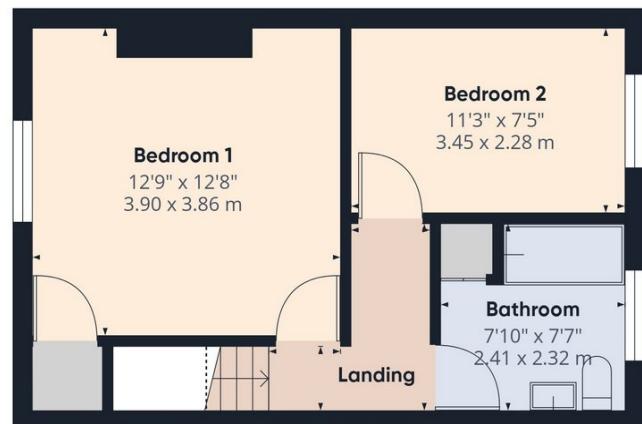
**Outside** Gravelled driveway to the side over which number 34 has pedestrian right of way, car charging point, small car port, tap and power points, opening through to a delightful cottage garden extending to 60ft in length and featuring a wide selection of established and fruit trees, the lawned area is flanked by well stocked flower beds and the garden is fenced and features an inset gate leading to the allotments. The timber shed is to remain.

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





#### Approximate total area

914 ft<sup>2</sup>

84.8 m<sup>2</sup>

#### Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

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

