



Lambs Lane, Cottenham  
CB24 8TB

Pocock+Shaw

79 Lambs Lane  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TB

A large detached five bedroom home close to the village Primary school and Village College. With very well proportioned living accommodation, allowing a great deal of versatility. Off road parking and double garage and shed.

- Entrance and reception hall.
- Cloaks WC
- Utility/ reception room
- Large sitting room and study area
- Dining room
- Kitchen breakfast room
- Five bedrooms
- Family bathroom
- Gas radiator heating system
- Double cart lodge style garage and shed

Offers in region of £585,000



Lambs Lane is just off the High Street and just a short walk from various shops and amenities, opposite the highly regarded Primary School. A large detached five bedroom home, with very well proportioned living accommodation, allowing a great deal of versatility. Off road parking and double garage and shed to the rear.

#### **Glazed entrance door to**

**Porch** Windows to the side, door to:

**Reception hall** Stairs rising to the first floor, radiator. Door to:

**Cloaks WC** Fitted suite with wall mounted wash basin, close coupled WC, window to the front, ceramic tiled floor.

**Living room** 17'2" x 13'0" (5.23 m x 3.96 m) Windows to the front and side. Feature fireplace with stone hearth and Oak mantle. Living flame gas fire (Not working). Feature decorative Oak timber beams. Double radiator. Opening to:

**Study area** 11'1" x 8'0" (3.38 m x 2.44 m) Window to the rear and double radiator. Continuation of Oak beams to ceiling. Door to:

**Reception/ Utility room** 18'2" x 5'1" (5.54 m x 1.55 m) Window and door to the rear garden, work surface with space and plumbing for washing machine. Ceramic tiled floor, single cupboard housing gas fired heating boiler.

**Dining room** 14'0" x 10'10" (4.27 m x 3.30 m) Window to the front and radiator. Coved cornice and wall light points.

**Kitchen Breakfast room** 17'2" x 10'9" (5.23 m x 3.28 m) Fitted range of Oak fronted units set under a contrasting work surface, inset one and a quarter bowl composite sink unit and drainer, mixer tap. Range of matching base units, integrated dishwasher, range style cooker, with extractor above. Matching wall mounted cupboards, with four leaded light display cupboards and wine rack. Window to the rear and radiator, door to the rear garden. Britta tap and waste disposal unit.

**Landing** Single airing cupboard with hot water cylinder, two loft access hatches, and wall lights.

**Bedroom one** 14'0" x 10'9" (4.27 m x 3.28 m) Window to the front, radiator, double fitted wardrobe and coved cornice.

**Bedroom two** 14'10" x 10'11" (4.52 m x 3.33 m) Window to the rear and radiator. Coved cornice. Range of fitted wardrobes to one wall.

**Bedroom three** 14'5" x 8'5" (4.39 m x 2.57 m) Window to the front and side aspect, radiator, triple fitted wardrobe.

**Bedroom four** 9'2" x 8'6" (2.79 m x 2.59 m) Window to the side aspect, radiator.

**Bedroom five** 14'1" x 8'0" (4.29 m x 2.44 m) Window to the rear and radiator.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC and bath, fitted Aqualisa shower above. Part ceramic tiling to the walls. Radiator and window to the rear.

**Outside** To the front of the property there is a gravelled garden and ample off road parking, shared driveway to the side, leading to a shared turning area. Large timber cart lodge for two vehicles and shed.

Gated access to an enclosed garden, with lawn, and pedestrian side access.

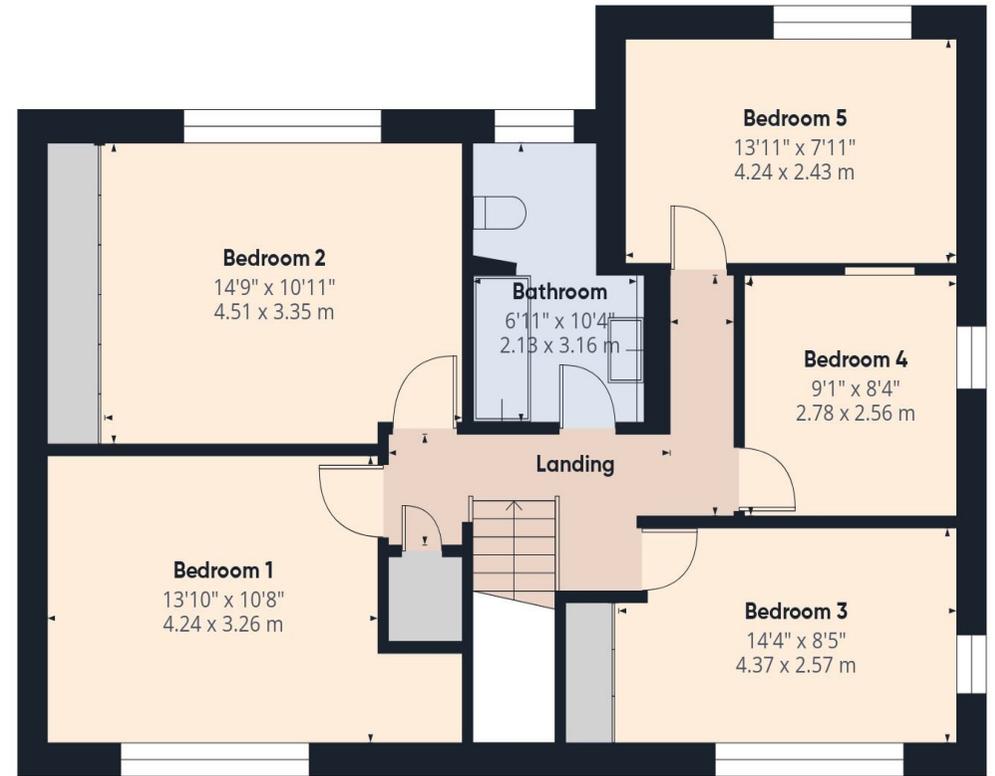
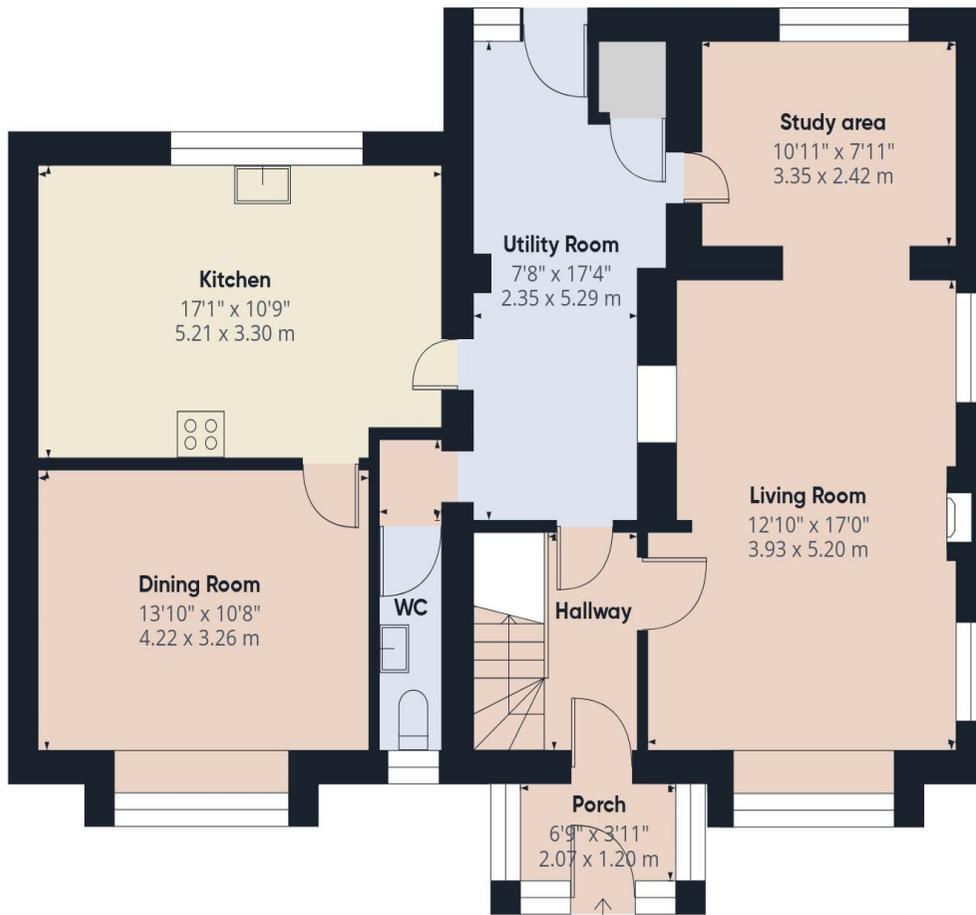
**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw







**Approximate total area**

1703 ft<sup>2</sup>  
158.1 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>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	73	
(39-54) <b>E</b>		
(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. (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