

5 The Lynx, Cambridge, CB1 9GE
Offers Over £450,000
Council Tax Band: C



Discover this three-bedroom, end-of-terrace family home, nestled in a peaceful cul-de-sac. Ideally located close to Addenbrooke's Hospital, a variety of local amenities, and excellent transport links, this property offers both convenience and a relaxing living environment.

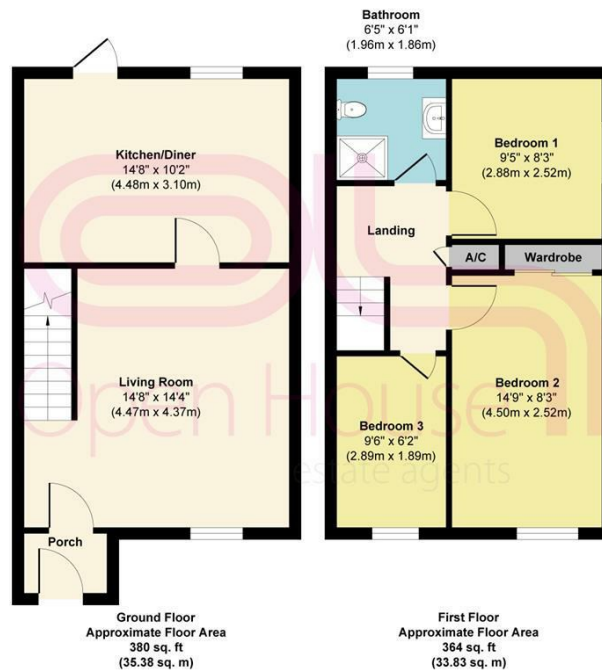
The entrance porch, with ample space for coats and shoes, leads you into a spacious and inviting living room, perfect for both relaxation and entertainment. The kitchen and dining room extend across the rear of the property, offering distinct areas for cooking and dining. The well-appointed kitchen features quality units, a freestanding oven and hob, and space for a washing machine. A door opens directly to the beautifully maintained, fully enclosed rear garden, which boasts a patio, lawn, and a timber shed, along with a pedestrian gate for easy access.

Upstairs, the spacious landing leads to three bedrooms: a generous double with fitted mirrored wardrobes, a smaller double, and a single with a built-in wardrobe. The contemporary bathroom includes a shower cubicle, vanity unit with inset hand basin, and a concealed cistern WC.

Additional features of this delightful home include an attached garage and ample parking space outside.

Cherry Hinton, located just southeast of Cambridge, is a vibrant village with Addenbrooke's Hospital approximately 1.5 miles away and Cambridge train station about 2 miles away, ensuring easy commuting. The village offers a wealth of amenities, including a village hall and leisure centre, a variety of shops on the High Street, and several restaurants, takeaways, and pubs. Cherry Hinton is also home to excellent educational facilities, with two primary schools and inclusion in the catchment area for Netherhall Secondary School.

Experience the perfect blend of comfortable living and community spirit in this exceptional family home. Contact us today to arrange a viewing!



Approx. Gross Internal Floor Area 744 sq. ft / 69.21 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



Open House Cambridgeshire

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	