



Lode Road
Bottisham, CB25 9DJ
Offers In Excess Of £350,000

Lode Road, Bottisham, CB25 9DJ

Situated in a highly sought-after village, this modern detached bungalow is located at the end of a quiet, peaceful road.

Bottisham, a charming village in Cambridgeshire, offers the perfect blend of rural tranquillity and convenient access to nearby cities, including Cambridge and Newmarket. With excellent local amenities, including a primary school, village college, shops, and a pub, it provides a strong sense of community. Its proximity to major road networks and public transport links makes it ideal for commuters, while nearby countryside walks and green spaces offer a peaceful escape.

Deceptively spacious, the property features generously sized rooms throughout, including an inviting entrance hall, open-plan living and dining area, contemporary kitchen, three well-proportioned bedrooms, and a family bathroom.

Outside, the home benefits from a private driveway with ample parking and a fully enclosed rear garden.

With no onward chain, early viewing is highly recommended.

EPC (C)

Council Tax D (East Cambridgeshire)

Accommodation Details:

Front entrance door leading through to the:

Entrance Hall

With access to the large cupboard.

Sitting/Dining Room 16'0" x 12'9" (4.9m x 3.9m)

Laid wooden style flooring, TV connection point, radiator and sliding doors out to the rear garden.

Kitchen 9'6" x 8'6" (2.9m x 2.6m)

Modern fitted kitchen with eye and base level storage units and working surfaces over, tiled splashback areas, stainless steel sink and drainer with mixer tap over, integrated oven and four-ring gas burner hob, integrated fridge/freezer and space for a washing machine. Laid wooden style flooring, window to the front aspect and side external door.

Bedroom 1 13'0" x 8'10" (3.98 x 2.7m)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 12'1" x 8'6" (3.7m x 2.6m)

Double bedroom and window to the rear aspect.

Bedroom 3 9'6" x 6'2" (2.9m x 1.9m)

With radiator and window to the side aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, wash basin with vanity cupboard under, panelled bath with wall mounted shower, radiator and obscured window to the side aspect.

Outside - Rear

Enclosed laid to lawn rear garden with side pedestrian gate.

Outside - Front

Gravelled driveway providing ample parking.

Property Information:

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached

Bungalow

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 66

Parking - Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

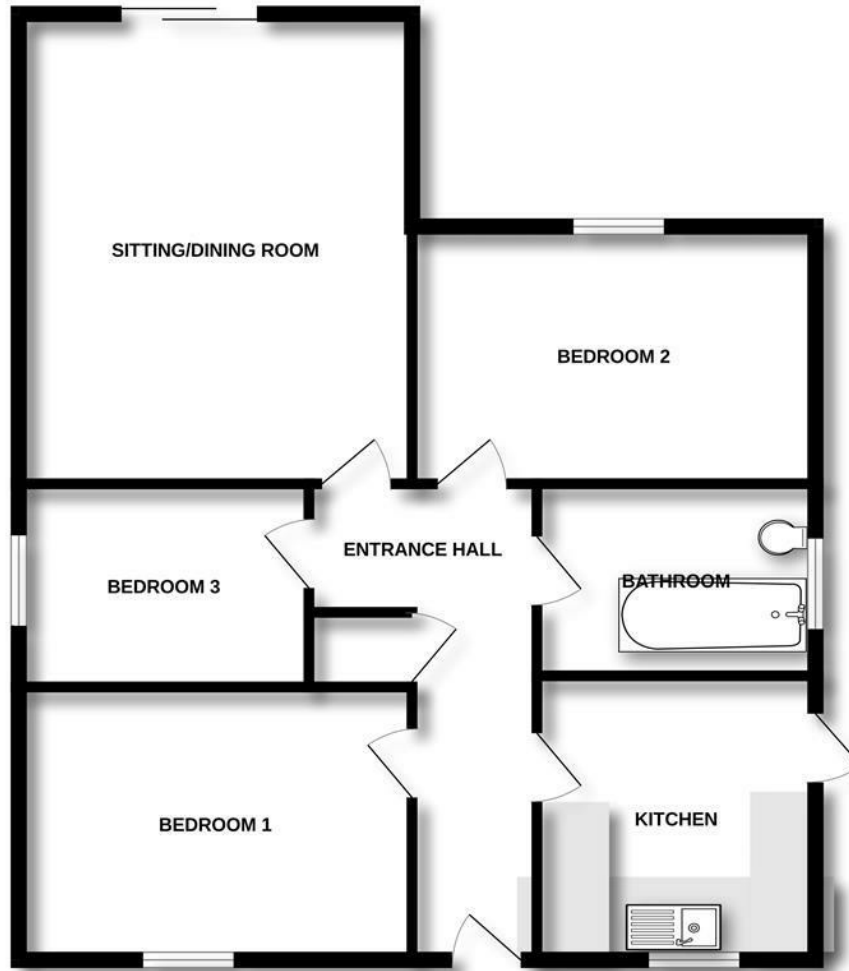
Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

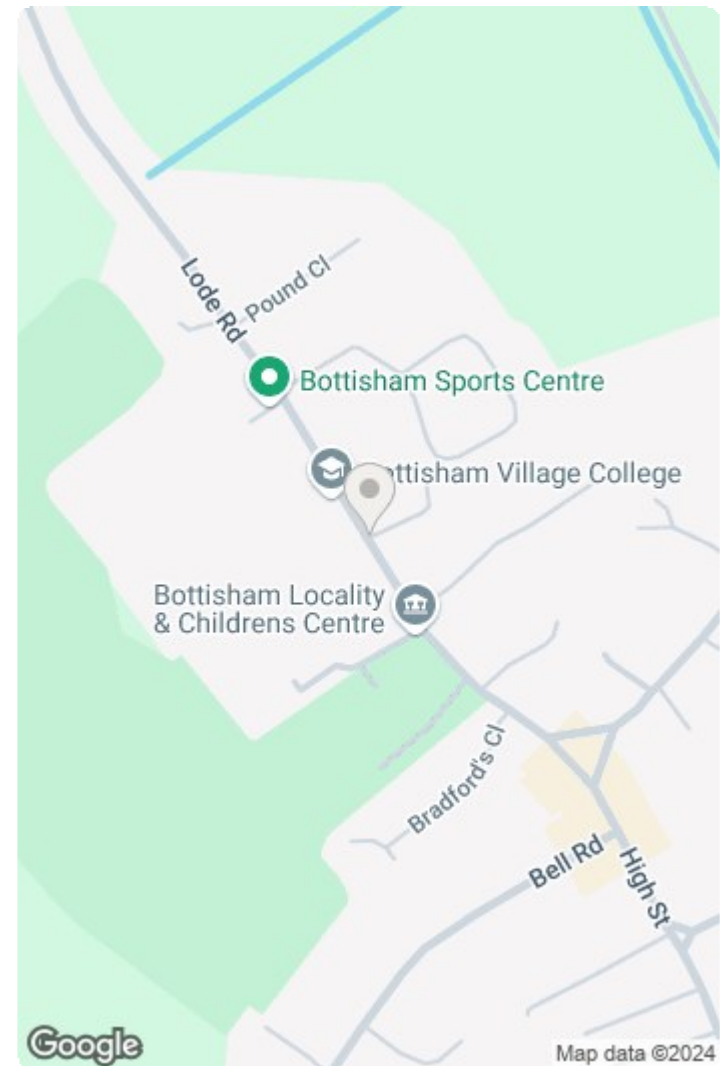
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	87		

The Energy Efficiency Rating chart shows a scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 72 (D) and the potential rating is 87 (B). The Environmental Impact (CO₂) Rating chart shows a scale from A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions). The current rating is G and the potential rating is A.

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