



Willow Grove, Lode CB25 9EL

Offers Over £500,000

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A detached family home standing at the end of this small cul-de-sac and located in this lovely village only a few miles from the City of Cambridge.

Cleverly planned and offering light and airy rooms throughout, this property offers include spacious entrance hall, kitchen/dining room, living room, study, utility area, cloakroom, four bedrooms and family bathroom.

Externally the property offers delightful fully enclosed south facing garden and a sizeable detached garage.

No chain – viewing recommended.

Entrance Hall

Spacious entrance hall with wooden flooring. Full height windows overlooking side aspect. Radiator. Doors to kitchen/diner and living room. Stairs to first floor.

Kitchen/Diner 18'4" x 11'8" (5.59 x 3.56)

Spacious kitchen/diner with a range of eye and base level cupboards. Inset stainless steel bowl sink with mixer tap over. Further ceramic sink and drainer with mixer tap over. Space and connection for range style cooker with stainless steel and glass extractor over. Space and plumbing for dishwasher. Integrated microwave. Tiled splashbacks. LVT wood flooring. Triple windows overlooking side and front aspects. Built-in storage cupboards. Radiator. Doors leading to utility room and entrance hall.

Utility Room 10'11" x 5'7" (3.34 x 1.71)

Fitted with variety of shelving and cupboards. Wall mounted Butler sink. Built-in storage cupboards. Window overlooking rear aspect. Doors to kitchen/diner, study and ground floor shower room.

Living Room 18'4" x 11'5" (5.59 x 3.48)

Bright, spacious living room with painted wooden floor. Attractive fireplace with ornate wood surround

with mantel and stone hearth. Built-in shelving and storage. Sliding double doors leading to rear garden. Dual windows overlooking side aspect. Radiator. Door leading to entrance hall.

Shower Room

Modern bathroom with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in cabinet under and walk-in shower cubicle with wall mounted shower. Tiled to wet areas. Ladder style radiator. Door to utility room.

Study 17'3" x 5'7" (5.28 x 1.71)

Spacious study area, offering a variety of uses. LVT wood flooring. Velux window. Dual aspect windows overlooking front and side aspects. Stable door leading to front. Radiator. Door to utility room.

First Floor Landing

Doors leading to all bedrooms. Built-in storage cupboard. Radiator. Stairs to ground floor.

Bedroom 1 12'4" x 11'8" (3.77 x 3.58)

Spacious double room with built-in wardrobes. Window to front aspect. Radiator. Door to landing.

Bedroom 2 11'5" x 10'10" (3.48 x 3.31)

Spacious double bedroom with exposed wooden floor. Alcove storage. Radiator. Window overlooking front aspect. Door to landing.

Bedroom 3 8'2" x 8'1" (2.50 x 2.47)

Spacious double room with window overlooking side aspect. Radiator. Door to landing.

Bedroom 4 17'3" x 5'8" (5.27 x 1.75)

Generous bedroom with Velux window and sloped ceiling. Window overlooking side aspect. Radiator. Step up to landing.

Bathroom

Contemporary white suite comprising low level W.C., wall mounted hand basin with mixer tap over and

built-in storage drawers under, free standing bath with ball and claw feet, mixer tap and shower attachment over and generous walk-in shower with wall mounted shower. Attractively tiled to wet areas. Tiled flooring. Radiator. Obscured window.

Outside - Front

Block paved driveway leading to garage and workshop. Gravelled area leading to front door.

Outside - Rear

Wrap around decking area, partly covered, to rear of house. Lawned area edged with a variety of flower beds and mature shrubs. Opening to front.

Garage & Workshop 18'8" x 11'9" 6'10" x 4'1" (5.69m x 3.60m 2.10m x 1.26m)

Garage with up and over door and pedestrian door to rear garden. Opening to workshop. Workshop with dual aspect windows. Door leading to rear garden.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 123 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

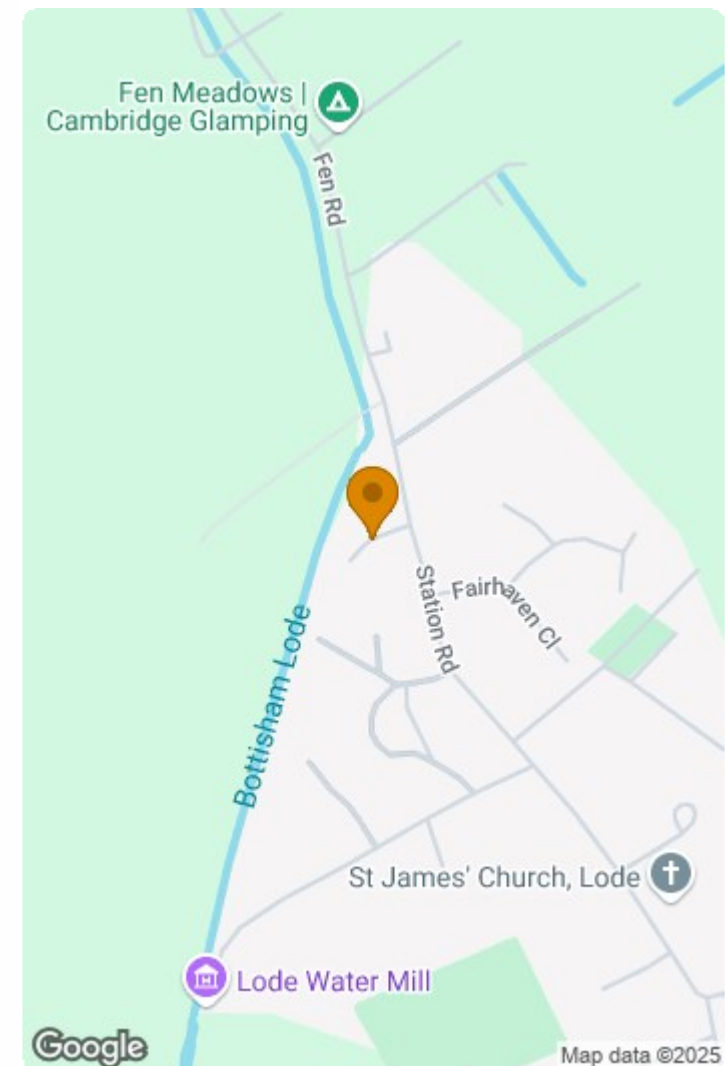
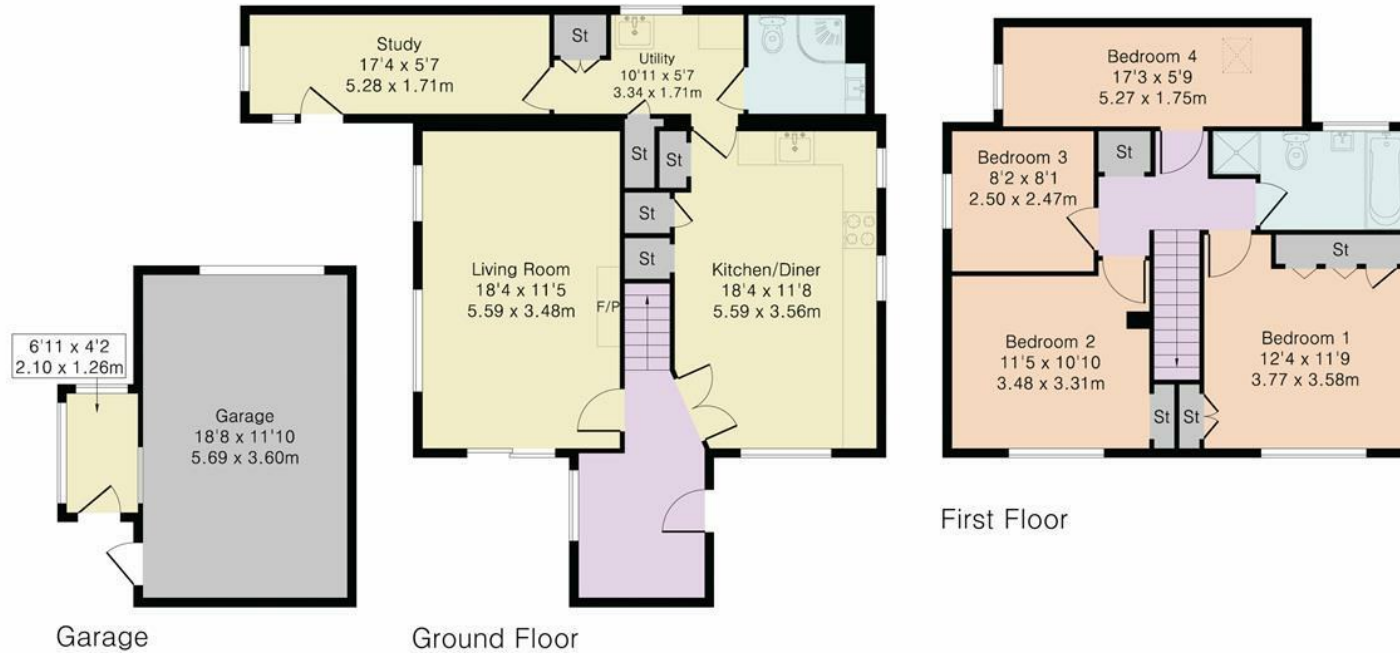
Location – What 3 Words - debating.enchanted.stands

Approximate Gross Internal Area 1610 sq ft - 149 sq m

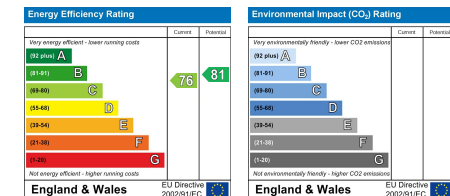
Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 585 sq ft – 54 sq m

Garage Area 251 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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