







Discover this impressive, spacious family home located in the charming village of Icklingham, offering convenient access to the A11 and within easy reach of Cambridge. This chain-free property boasts four generously sized bedrooms and a bathroom on each floor. From the welcoming hallway, you'll find a study and a versatile second sitting room or playroom. The expansive main sitting room offers lovely garden views, while the equally large dining room provides ample space for entertaining. The well-designed kitchen is complemented by a practical utility room for added convenience. Set back from the road, the property features a substantial driveway with parking for multiple vehicles and access to the garage. The beautifully maintained garden and scenic views further enhance the appeal of this unique home.



### Entrance Hall

6' 6" x 5' 7" (1.98m x 1.71m)

Welcoming entrance with an archway leading to a inner hallway. Radiators.

### Study

7' 4" x 4' 11" (2.24m x 1.49m)

Window to front. Radiator

### Snug

11' 2" x 7' 10" (3.41m x 2.40m)

Radiator

### Hallway

10' 8" x 5' 10" (3.24m x 1.79m)

Stairs leading to first floor, understairs cupboard.

Radiator

### Dining Room

15' 10" x 8' 10" (4.83m x 2.69m)

Good size entertaining space with window to front and side. Radiator.

### Sitting Room

14' 2" x 11' 5" (4.31m x 3.48m)

Well proportioned room with French doors leading to the conservatory. Inset log burner with slate hearth.

Window to side. Radiator.

### Conservatory

10' 7" x 9' 10" (3.23m x 2.99m)

Lovely room with tiled flooring and views over the garden. Doors leading to the garden and radiator.

### Kitchen

13' 4" x 11' 1" (4.06m x 3.38m)

Impressive and well designed shaker style kitchen with plenty of wall and base cupboard and drawer units and wooden worktop over. Inset sink and drainer. Built in double oven, electric hob and extractor fan over. Integrated fridge freezer and dishwasher. Window to rear and radiator.

### Utility Room

8' 5" x 6' 8" (2.56m x 2.03m)

Wall and base cupboards with work top over and inset sink and drainer. Space for appliances. Door to side and window to rear. Radiator

### Shower Room

6' 8" x 5' 8" (2.04m x 1.73m)

Contemporary suite with WC and wash basin vanity unit. Shower cubicle with mermaid boards surround and waterfall shower head. Window to side. Heated towel rail.

### Landing

10' 9" x 5' 11" (3.27m x 1.80m)

Bright area with window to front. Good size storage cupboard. Radiator

### Bedroom 1

14' 3" x 11' 6" (4.35m x 3.50m)

Spacious double bedroom with fitted wardrobes and double storage cupboard. Window to rear and radiator.

### Bedroom 2

15' 10" x 8' 10" (4.83m x 2.7m)

Double bedroom with window to front. Radiator

### Bedroom 3

11' 2" x 8' 11" (3.41m x 2.71m)

Double room with airing cupboard. Window to rear. Radiator

### Bedroom 4

9' 0" x 7' 11" (2.75m x 2.42m)

Double room with window to front. Radiator

### Bathroom

7' 6" x 6' 6" (2.28m x 1.97m)

Modern suite with WC and wash basin vanity unit. 'P' shaped shower bath and curved screen with feature mermaid board and waterfall shower head over. Two heated towel rails. Window to side.

### Outside

#### Front Garden

Enclosed imposing entrance with deep shingle and hard standing driveway leading to the garage and offering ample off-road parking. Well-kept Lawn area surrounded by mature shrub and hedge borders

#### Rear Garden

An expansive rear garden offers a beautiful blend of open space and well-maintained lawn overlooking field views. A good size patio terrace area ideal for family entertaining and a raised shingle area. Enclosed by fencing along with mature shrub borders and flower beds. Gated access to the front and two sheds for storage.

#### Garage

15' 8" x 8' 8" (4.78m x 2.64m)

Electric up and over door with power connected.

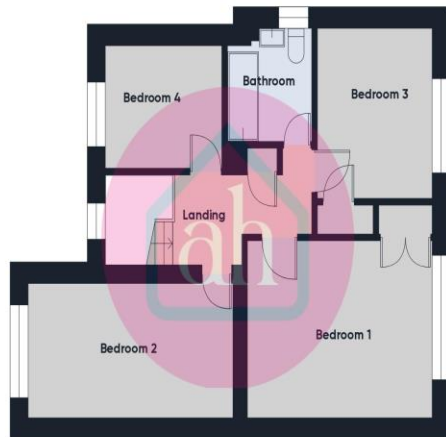
Water softner. Window to side.

#### Agent's note

An area of the rear garden is under licence agreement which can be continued



Ground Floor



Floor 1

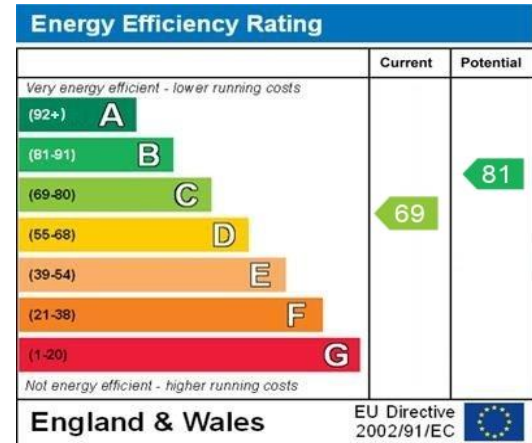
Approximate total area<sup>(1)</sup>  
1496.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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