



8 Robins Lane, Lolworth,
CB23 8HH

Guide price £450,000



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Lolworth, CB23 8HH

- Wonderful gardens and views
- Versatile three bedroom home with large extension
- Excellent condition

An extended, open-plan three-bedroom family home of about 1270 sq. ft in a fabulous location with far-reaching views and a large garden in a quiet, easy-to-reach village.

The layout of this home is versatile and well-planned, there is plenty of family living space and a bedroom with an en-suite on the ground floor making it perfect for those with teenagers or a dependent relative.

The large hallway opens to the kitchen/dining area with full-width bi-folding doors to the garden and a part vaulted ceiling with Velux roof lights. The kitchen area has been refitted and is well-appointed with white handleless units and attractive worktops. Integrated appliances include a dishwasher, double oven, induction hob and downdraft extractor. The kitchen/dining room opens to the living room with a lovely inset wood burner. Off the kitchen is a large utility room which has fitted cupboards and a door to the side garden. Off the hall is bedroom one, a good-sized double room





with the benefit of an en-suite shower room and an adjoining WC which can also be accessed from the utility room as a useful ground-floor cloakroom.

Upstairs there are two double bedrooms, both have built-in storage. The bathroom has been refitted, and there is a shower over the bath and a WC.

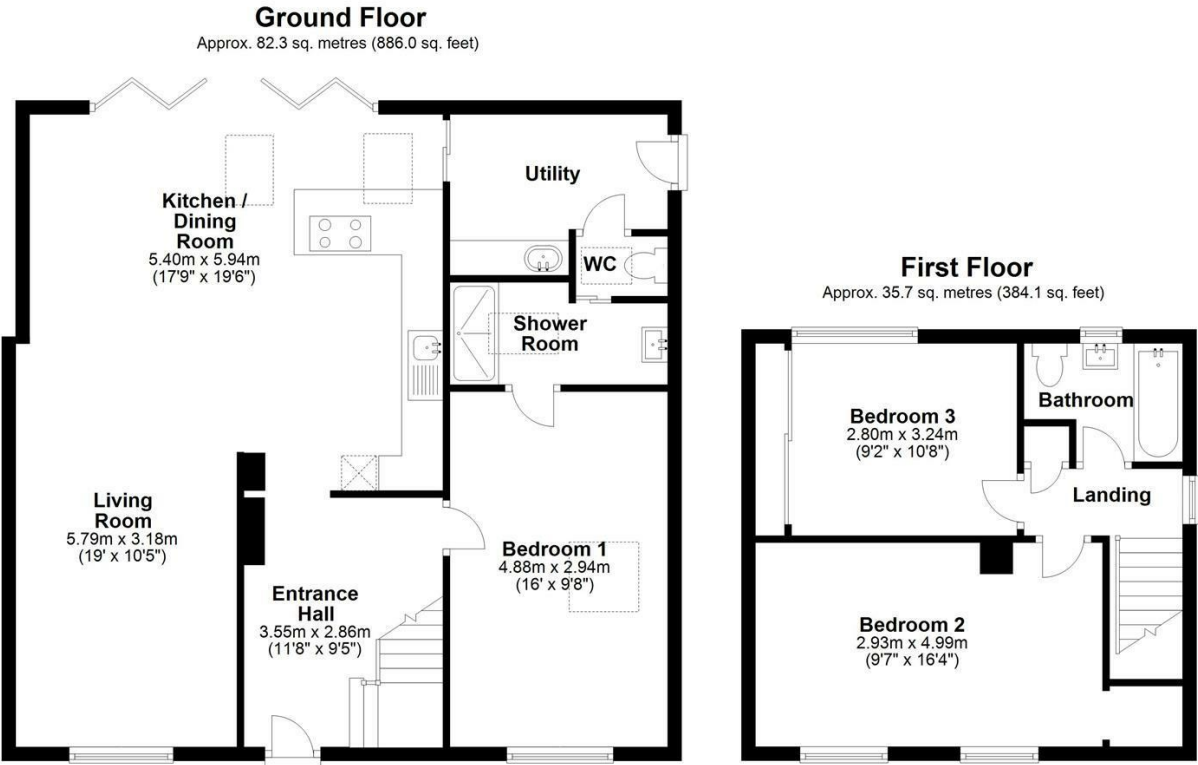
The house is in excellent decorative condition, and has wood effect flooring throughout the ground floor, double glazing and oil-fired central heating with underfloor heating to most of the ground floor.

The house has an elevated position as is set back from the road behind an open garden, a wide side garden leads to the rear where there is a large workshop. The rear garden is beautiful, mainly lawned with numerous mature trees and shrubs. The views at the rear are spectacular and far-reaching across farmland.

Lolworth is a small village approximately 6 miles north of Cambridge. The local amenities of Bar Hill are not far away as are the wide and varied shopping options of Cambridge itself. SAT NAV: CB23 8HH What3wordss: [///rejoin.scripted.community](https://www.what3words.com/rejoin.scripted.community)



Floor Plan



Total area: approx. 118.0 sq. metres (1270.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

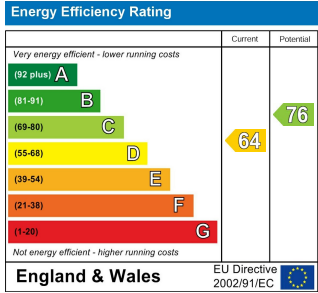
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

