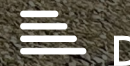




6 The Green, Lolworth,  
Cambridge, CB23 8HF

**Guide price £395,000**



## 6 The Green Lolworth, CB23 8HF

- Charming cottage
- Large open plan kitchen with island
- Beautiful gardens

A semi-detached cottage in a fantastic location overlooking the green, with a large rear extension and a beautiful garden.

This charming cottage has been extended and refurbished and now offers surprisingly large accommodation of about 1000 sq.ft.

The front sitting room has a bay window overlooking The Green, and a cast iron fireplace. The sitting room and kitchen/breakfast room are open plan and have a tiled, wood-effect floor. The kitchen area is well equipped and has a large island. There are plenty of cupboards, a range cooker, and space for appliances; there are doors to the rear garden.

Upstairs, off the landing, there are three bedrooms. The main room overlooks The Green, which has a built-in cupboard and a fireplace. The second bedroom is also a double and has a dual aspect. The third room is a small single, but perfect as a nursery or home office. The shower room has a large walk-in shower, there





is a Velux roof light, a tiled floor and a towel rail.

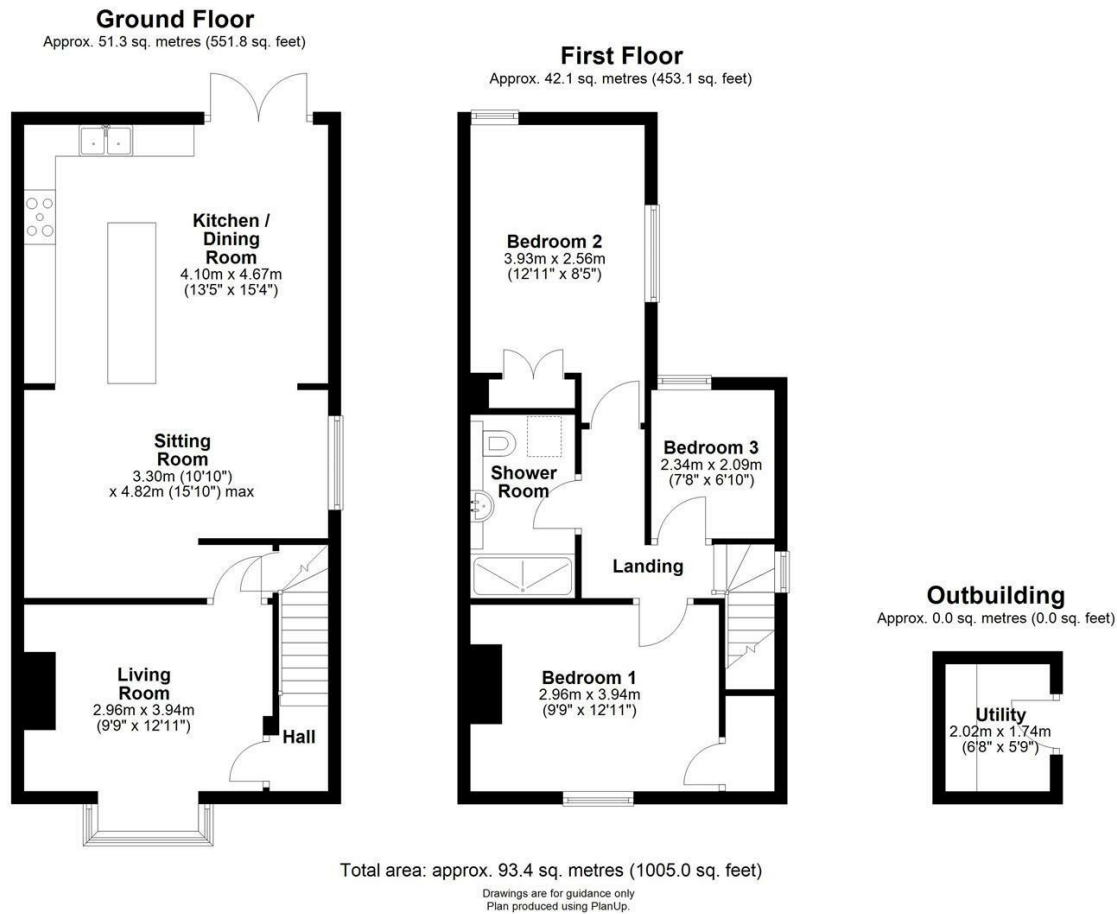
There is oil-fired central heating, and double-glazed windows with shutters fitted at the front. At the rear of the house is a useful utility/outbuilding.

Outside, at the front, is a small garden. A driveway provides parking and a side access leads to the rear garden, which has been totally transformed by the current owner, resulting in a beautiful space with a paved terrace adjoining the house, a gravelled pathway leads through the well-stocked, carefully planted beds beyond which is a shaped lawn. A gate at the rear of the garden leads to the village allotments, and there is a useful shed.

What3words: ///perfected.invisible.podcast



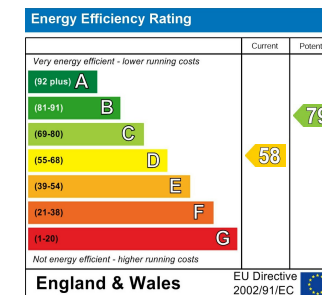
## Floor Plan



## Area Map



## Energy Efficiency Graph



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: D

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