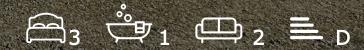


6 The Green, Lolworth, Cambridge, CB23 8HF

Guide price £350,000



## 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 openplan and have a tiled, woodeffect 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 graveled 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



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)

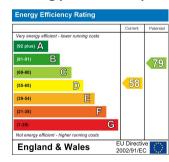
Drawings are for guidance only
Plan produced using PlanUp.

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: D



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

