



Lode Way, Haddenham, CB6 3UL



Lode Way

Haddenham,
CB6 3UL

- Established Detached Home
- Non Estate Location
- 3 Reception Rooms
- 4 Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- 2 Garages & Ample Parking
- Enclosed Garden
- Scope for Improvement/Extension (STPP)
- No Upward Chain

An established non estate family home, benefitting from the advantage of no upward chain and offering significant scope for improvement and extension (subject to obtaining planning permission). Accommodation briefly comprises 4 bedrooms, 3 reception rooms, kitchen/breakfast room, ground floor bathroom, first floor shower room, generous garden and ample off road vehicular parking.

4 2 3



Guide Price £525,000



LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

ENTRANCE HALL

With door to front aspect, floor-to-ceiling double glazed windows to front aspect, stairs to first floor, radiator.

GROUND FLOOR BATHROOM

With panel bath, shower cubicle, low level WC, wash hand basin, radiator, heated towel rail, window to front aspect.

LOUNGE

A triple aspect room with double glazed patio doors to front and rear, double glazed window to side aspect. Archway through to:

DINING ROOM

With double glazed window to rear aspect, radiator. Serving hatch through to:

OPEN PLAN KITCHEN / BREAKFAST ROOM

With double electric oven, 4-ring hob and extractor hood above, single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, space for freestanding fridge/freezer, plumbing for utilities, extended breakfast room, double glazed window to rear aspect, window to side aspect with secondary glazing.

REAR LOBBY

With door to driveway, oil fired boiler, double doors through to:

INTEGRAL GARAGE

With rollover door, power and light connected.

STUDY

With window to front aspect.

FIRST FLOOR LANDING

With single radiator.

BEDROOM 1

With double glazed windows to rear and side aspects, radiator, airing cupboard housing hot water tank and fitted wardrobe.

BEDROOM 2

With fitted wardrobes, radiator, double glazed window to rear aspect, wash hand basin.

BEDROOM 3

With double glazed window to rear aspect, radiator, wash hand basin.

BEDROOM 4

With double glazed window to side aspect, radiator, fitted wardrobe.

SHOWER ROOM

With shower cubicle, low level WC, wash hand basin, window to front aspect.

OUTSIDE

The property is situated within a generous plot with a wrap-around garden extending to the front, side and rear with a variety of mature plants and shrubs, established lawn, and extensive driveway leading to 2 garages providing ample off road vehicular parking. The property offers scope for further improvement and extension, subject to planning permission being obtained.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

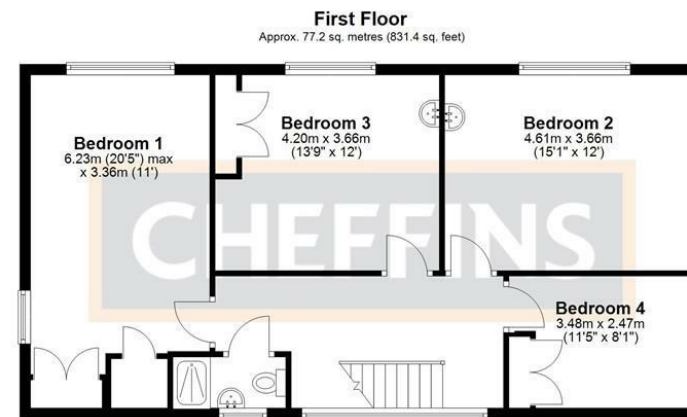
Council tax band -

VIEWING ARRANGEMENTS

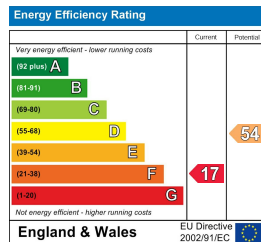
Strictly by appointment with the Agents.







Total area: approx. 178.9 sq. metres (1925.6 sq. feet)



Guide Price £525,000

Tenure - Freehold

Council Tax Band - F

Local Authority - East Cambs District Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.