

**ENTRANCE HALL** Stained glass entrance door, original staircase leading to first floor, under stairs storage with shelving, radiator and engineered oak floor.

**OFFICE/SNUG** 14' 9" x 11' 11" (4.5m x 3.63m) Double glazed box bay window to front, open fireplace with timber surround and tiled hearth and radiator.

**LIVING ROOM** 15' 1" x 12' 0" (4.6m x 3.66m) Double glazed box bay window to front, open fireplace with inset log burning stove, brick surround and tiled hearth and radiator.

**'L' SHAPE OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

**KITCHEN/FAMILY AREA** 16' 7" x 10' 9" (5.05m x 3.28m) Double glazed window to rear and side, French doors leading to the garden.

Range of fully fitted wall and base units with drawers under, solid wood butchers block work surface over and inset one and half ceramic sink unit with mixer tap. Stainless steel double oven, integrated dishwasher, pull out larder drawer, corner carousel unit. Inset spotlights to ceiling and under lighting to wall units, upright chrome radiator. Door to utility room and engineered oak floor. Open plan to the dining area.

**DINING AREA** 20' 8" x 10' 1" (6.3m x 3.07m) Doors leading to reception rooms, freestanding log burning stove with tiled hearth, double radiator and engineered oak floor.

**UTILITY ROOM** 10' 9" x 5' 11" (3.28m x 1.8m) Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. Stainless steel sink unit with mixer tap, wall mounted Vaillant boiler, plumbing and space for washing machine and space for tumble dryer, space for fridge/freezer, inset spotlights to ceiling, radiator and tiled floor.

**REAR LOBBY** Double glazed window to side, door to garden. Vaulted ceiling with two velux windows, built-in shoe cupboard with shelving and cloaks cupboard with hanging, double radiator and quarry tiled floor.

**GROUND FLOOR CLOAKROOM WC**, hand basin with tiled splashback, extractor fan, inset spotlights to ceiling,



radiator and tiled floor.

**FIRST FLOOR LANDING** Galleried landing with double glazed sash style window to front, velux window, access to partly boarded loft, airing cupboard housing Megaflow hot water cylinder, inset spotlights to ceiling and radiator.

**BEDROOM ONE** 14' 7" x 12' 8" (4.44m x 3.86m) Double glazed window to rear. Range of built-in wardrobes with shelving and hanging and radiator.

**ENSUITE SHOWER ROOM** Double glazed velux window, WC, hand basin inset to vanity unit with granite work surface and tiled shower cubicle with chrome fitting, chrome heated towel rail, wall mounted mirror fronted cabinet, shaver point, extractor fan, inset spotlights to ceiling and tiled floor.

**BEDROOM TWO** 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed sash style window to front and radiator.

**BEDROOM THREE** 11' 11" x 11' 11" (3.63m x 3.63m) Double glazed sash style window to front, original cast iron fireplace with timber surround and radiator.

**BEDROOM FOUR** 10' 10" x 7' 9" (3.3m x 2.36m) Double glazed window to side and radiator.

**FAMILY BATHROOM** Two double glazed velux windows, four piece suite comprising WC, hand basin, corner quadrant shower cubicle with chrome fitting and bath with tiled splashback, chrome heated towel rail, inset spotlights to ceiling, extractor fan, shaver point.

**GARDENS AND PARKING** A gravel driveway to the side of the property provides off road parking and leads to the garage.

Double gated entrance leads to the rear garden which is enclosed by fencing with a log store, brick built store, mainly laid to lawn with a raised patio, vegetable beds, well stocked perennial borders and mature trees including silver birch and bay and soft fruit bushes.

Summerhouse/home office with power and light connected, adjoining bike store and water retention system.

**DETACHED BRICK GARAGE** 19' 6" x 9' 9" (5.94m x



### Ground Floor

Approx. 84.6 sq. metres (910.2 sq. feet)



### First Floor

Approx. 74.8 sq. metres (804.8 sq. feet)



Total area: approx. 159.3 sq. metres (1715.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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Melrose, 8 Short Lane, Willingham,  
Cambridge, CB24 5LG

£625,000 Freehold

Situated within a quite lane, central to the village and its wide and varied range of amenities.

This attractive, double fronted Victorian house has been thoughtfully extended and renovated, to include a modern open plan kitchen/dining/family room which over looks the established, south facing cottage style garden.

There are two reception rooms both with fireplaces, a spacious utility room with separate wc.

On the first floor are four double bedrooms, a master with fitted wardrobes and an en suite.

The property also benefits from have ample parking to the side, a detached garage/workshop and timber home office.



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