



Connells

The Mill Stone Ermine Street
Caxton

The Mill Stone, Ermine Street,
Caxton, CB23 3PQ

For Sale Guide Price
£550,000 - £575,000



Charming four bedroom detached bungalow set within a generous wraparound plot, offering spacious and flexible living. The light-filled L-shaped lounge/diner, separate kitchen flows into a conservatory, with a double garage and driveway parking completing the home.

Entrance Hall

Door to front, double airing cupboard, loft access, radiator.

Lounge/Diner

Window to side and front, bifolds doors to side, service hatch, log burner, three radiators.

Kitchen

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, double electric eye level oven, electric hob, cooker hood, tiled splash back, service hatch, space for fridge/freezer, plumbing for dishwasher or washing machine, tiled flooring, door to conservatory.

Conservatory

Windows to side and rear, door to side, spot lights, plumbing for washing machine.

Bedroom One

Window to front, three door built in wardrobe with slide mirror doors.

Ensuite

Bath with shower over and screen, wash hand basin, WC, fully tiled, tiled flooring, chrome heated towel rail.



Bedroom Two

Window to rear, four door fitted wardrobe, radiator.

Bedroom Three

Window to rear, radiator.

Bedroom Four

Window to rear, radiator.

Bathroom

Window to front, shower cubicle, wash hand basin, WC, fully tiled, light and shaver point, tiled flooring, chrome heated towel rail.

Rear Garden

Substantial wrap around mature garden, pergola seating area, lawns, hedges around perimeter, greenhouse.

Double Garage And Parking

Double garage with one up and over door and one electric, light and power, driveway parking for upto six cars.

Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'









Total floor area 149.9 m² (1,614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 01954 714900
E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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