



Connells

Medlar Lane  
Lower Cambourne

Medlar Lane,  
Lower Cambourne, CB23 6FT

For Sale Offers in excess of  
**£350,000**



A welcoming three-bedroom semi-detached home offering two reception rooms, an ensuite main bedroom, and a generous plot with a split, private rear garden providing extra space, all complemented by a double garage and driveway parking for two cars.

#### Entrance Hall

Door to front, stairs to landing, radiator.

#### Refitted Cloakroom

Window to front, wash hand basin, WC, tiled splash back, radiator.

#### Lounge

Three windows to rear, french door to rear, radiator.

#### Dining Room

Window to front, under stairs storage, radiator.

#### Kitchen

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, electric oven, gas hob, plumbing for washing machine, space for fridge/freezer, tiled flooring, central heating boiler, radiator, door to rear.

#### Landing

Window to front, stairs to entrance hall, airing cupboard.



## Bedroom One

Window to rear, double built in wardrobe, radiator.

## Ensuite

Window to rear, wash hand basin, WC, shower cubicle, part tiled, shaver point, extractor fan, radiator.

## Bedroom Two

Window to rear, double built in wardrobe, radiator.

## Bedroom Three

Window to front, loft access, radiator.

## Bathroom

Window to front, bath with mixer taps and shower over, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.



## Rear Garden

Fence and wall enclosed, large patio, laid to lawn, planted borders, gravelled area, outside tap, side section, fence enclosed, lawn, gate to front, veg area.

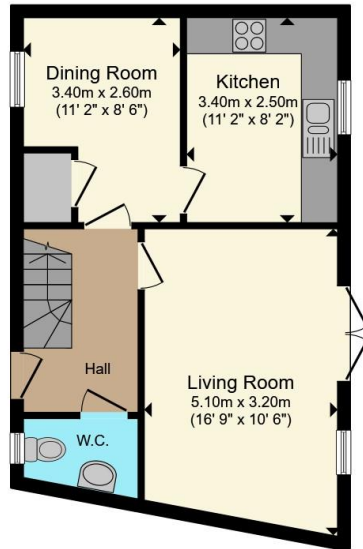
## Double Garage And Parking

Double garage with up and over doors, driveway parking for two cars, one space in front of garage.

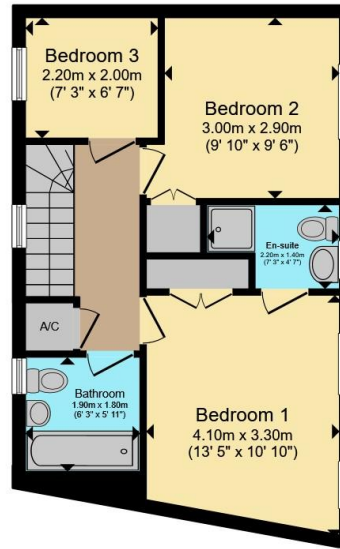




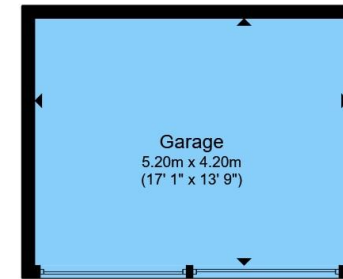




**Ground Floor**



**First Floor**



**Garage**

Total floor area 105.6 m<sup>2</sup> (1,137 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306644](http://connells.co.uk/Property/CBN306644)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN306644 - 0010