



Northfields, Lode

Pocock + Shaw

23 Northfields
Lode
Cambridge
Cambridgeshire
CB25 9EU

Ideally tucked away in a sought after village setting, this superbly presented 3 bedroom mid terraced family home has ample off road parking, a delightful enclosed garden, complimented by an attractive sitting room, open plan kitchen & dining room, and a first floor bathroom. EPC: B

Asking Price £300,000



Lode is a very pretty and quaint village located approximately 6 miles east of central Cambridge, and from Cambridge North Station, and 8 miles west of Newmarket. The village has a Thai style bar & restaurant, with further amenities in the nearby village of Bottisham and excellent primary and secondary schooling. Lode is home to Cambridge County Polo Club and is also close to Anglesey Abbey which forms part of the National Trust. There is easy access to the A14, leading to the A11 and M11 and to the Science Park & Cambridge North.

Pleasantly positioned in a highly sought-after village location, this superbly presented 3-bedroom mid-terraced family home is a must-see. The property boasts an attractive, welcoming sitting room alongside a bright, open-plan kitchen and dining area, perfect for family life and entertaining. Upstairs, you'll find three comfortable bedrooms and a contemporary family bathroom. Complete with ample off-road parking, this home perfectly blends village charm with modern convenience.

With the benefit of double glazing throughout, and a gas fired radiator heating system, in detail the accommodation comprises:

Kitchen 2.85m (9'4") x 2.78m (9'1")

With an entrance door to the kitchen, fitted with a matching range of base and eye level units with worktop space over, 1+1/4, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas radiator heating boiler serving heating system and domestic hot water, plumbing and space for washing machine, space for fridge/freezer & electric cooker, with a window to rear aspect, LVT flooring, recessed ceiling spotlights, open plan to:

Dining Room 3.25m (10'8") x 2.11m (6'11")

With a window overlooking the garden area, door to understairs storage cupboard, radiator, LVT flooring.

Inner Hallway

With a window to rear aspect, radiator, LVT flooring, stairs rising to the first floor.

Sitting Room

With a window to rear aspect, feature multi-fuel burner with glass door, LVT flooring, radiator.

First Floor Landing

With a window to rear aspect, carpet flooring, radiator, doors to:

Bedroom 1 3.11m (10'3") x 2.78m (9'1")

With a window to front aspect, door to storage cupboard, radiator, carpet flooring, access to loft space.

Bedroom 2 3.83m (12'7") x 2.50m (8'2")

With a window to front aspect, aspect, radiator.

Bedroom 3 2.70m (8'10") max x 2.49m (8'2")

With a window to rear aspect, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, shower curtain and rail, mixer tap, tiled surround, low-level WC, tiled splashbacks, with an obscured window to rear aspect, heated towel rail.

Outside, Front

The property is set back from Northfields along a shared shingle driveway, providing parking for multiple vehicles, with a pathway leading to the entrance door, useful storage shed.

Outside, Rear

With a delightful well stocked garden, laid mainly to lawn with decorative borders and attractive trees and planting, providing a good level of privacy. Timber storage shed, patio area for outside enjoyment, roof mounted solar panels.

Agents Note

The driveway belongs to the neighbouring property with access rights belonging to number 23 Northfields.



Services & Tenure

Mains water, gas drainage and electricity are connected.

The property is not in a conservation area.

The property has a registered title.

The property is freehold.

The property is standard construction.

The property is in a very low flood risk area.

EPC: B

Mobile coverage: EE, Vodafone, Three, O2.

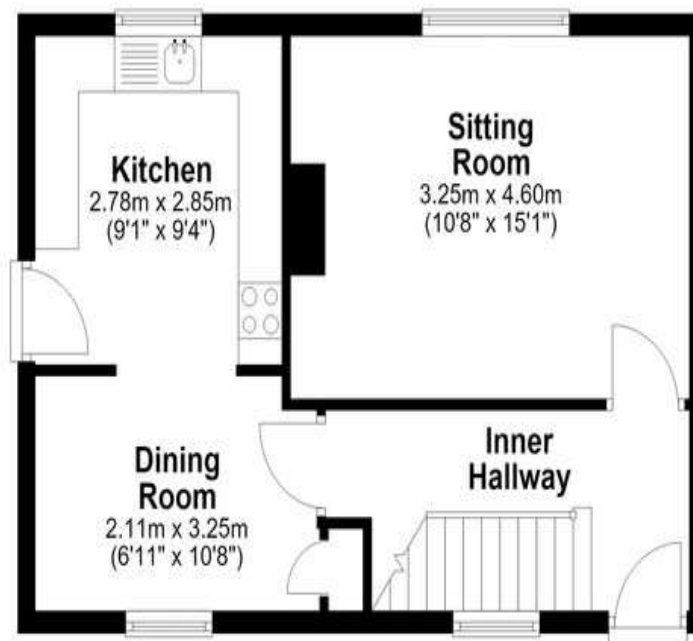
Broadband: Basic, 13 Mbps. Superfast, 80 Mbps, Ultrafast, 1000 Mbps.

Satellite / Fibre TV Availability: BT, Sky

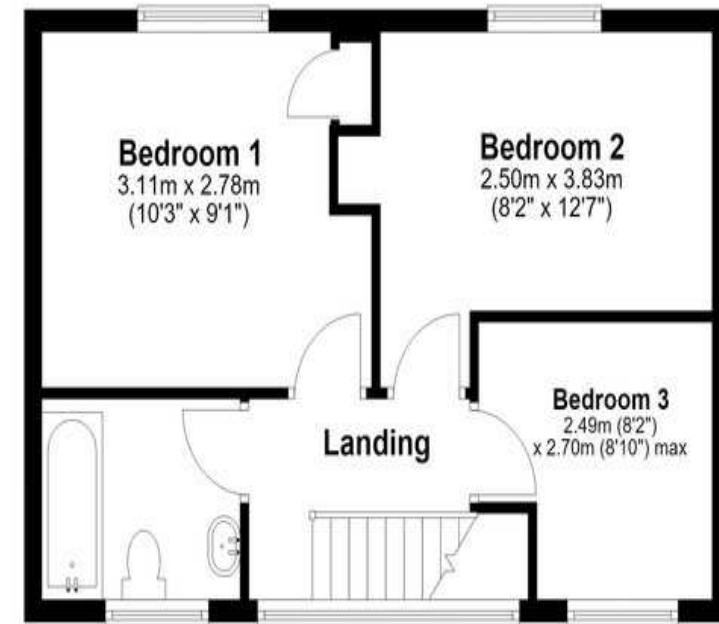
Council Tax B East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw KS

Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

