



Connells

Sheepfold Lane
Cambourne

Sheepfold Lane,
Cambourne, CB23 6EF

For Sale Guide Price
£475,000 - £490,000



Move straight in! This home has been upgraded by the owner to offer smart storage throughout the house. With fitted wardrobes, modern hallway storage, a high gloss kitchen/diner and matching utility with solar panels & Single Garage and driveway. This home has it all.

Entrance Hall

Door to front, Amtico flooring, stairs to first floor landing, custom under stairs storage, under stairs cupboard, cupboard, radiator.

Cloakroom

Wash hand basin, WC, extractor fan, tiled splash back, radiator.

Lounge

Two windows to front, television point, telephone point, Amtico flooring, radiator.

Kitchen

French doors and windows to rear, fitted kitchen with a range of wall and base ,complementary work surface and splash back, stainless steel sink with one a half bowl and drainer, double electric oven, five burner gas hob, stainless steel cooker hood, integrated dishwasher, fridge/freezer, pullout bins, boiler housed in cupboard, plinth lighting, counter lighting, spot lights, radiator, internal glass Bi fold door, Amtico flooring.

Utility Room

Wall and base units, work surface and splash back, integrated washing machine, extractor fan, radiator.

Landing

Window to side, loft access, boarded loft with ladder, radiator.



Bedroom One

Two windows to front, fitted wardrobe with sliding doors, television point, radiator.

Ensuite

Wash hand basin, WC, part tiled, shower cubicle, extractor fan, spot lights, chrome heated towel rail.

Bedroom Two

Window to rear, fitted wardrobes with sliding doors, radiator.

Bedroom Three

Window to rear, fitted wardrobes with three doors, radiator.

Bedroom Four

Window to front, radiator.

Bathroom

Wash hand basin, WC, part tiled, bath with mixer taps and shower over, folding glass shower screen, extractor fan, spot lights, chrome heated towel rail.

Front Garden

Wall enclosed, path to front door, shingelled front garden.

Rear Garden

Landscaped rear garden with patio area, laid to lawn, shed base, outside tap, outside lights, gated access to driveway

Garage And Parking

Single garage with up and over door, light and power, access to eaves, driveway parking for two cars.

Agents Notes

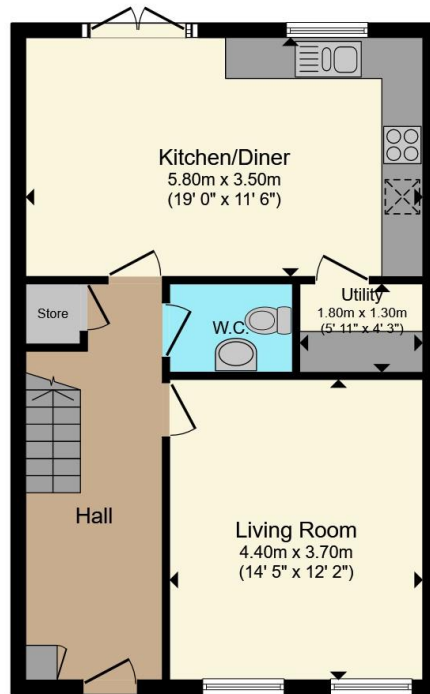
Please ask regarding the solar panels

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

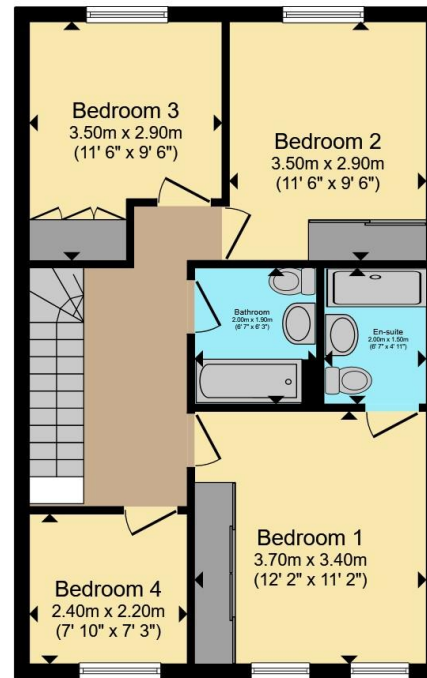




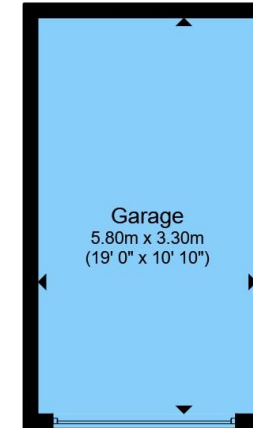




Ground Floor



First Floor



Garage

Total floor area 127.6 m² (1,373 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

Connells

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

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

EPC Rating: A Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306774



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306774 - 0003