



**Old School Lane, Milton CB24 6BS**

**Guide Price £375,000**

**MA**  
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# Old School Lane, Milton CB24 6BS

A well presented semi detached home in a quiet cul de sac location in the heart of Milton.

Milton is a thriving community with various shops, pubs and facilities including a primary school, doctors surgery and sports facilities. It's also in close proximity to Cambridge and the Science Parks.

Accommodation includes a living room, fully fitted kitchen/diner, two bedrooms and a bathroom.

Externally, the rear garden is enclosed and laid to lawn. The current owners have built a substantial outbuilding that works as an office, gym or storage and also has annex potential. To the front there is a driveway, with EV charging point leading to a garage.

## Entrance Hall

With door to the living room. Radiator. Stairs leading to the first floor landing.

## Kitchen/Dining Room 17'10" x 14'8" (5.44m x 4.49m)

Modern Shaker style kitchen with a range of matching eye and base level cupboards and storage drawers with wooden worktop over, incorporating a breakfast bar seating area. Inset butler style sink with mixer tap over. Integrated eye level oven. Inset gas hob with extractors over. Integrated fridge/freezer, dishwasher and washing machine. Built in speakers in the dining room ceiling. Attractively tiled splashbacks. Tiled flooring. Radiator. Understairs storage. Generous dining area. Window to the rear aspect. Glazed door to the rear garden. Opening with double sliding doors to the living room.

## Living Room 11'8" x 9'10" (3.57m x 3.02m)

Beautifully presented living room with attractive parquet wood flooring. Feature fire place with exposed brick surround, tiled hearth and wooden mantel. Built-in cupboards and shelving to the alcoves either side. Opening to the kitchen/dining room, with double sliding doors. Radiator. Door to the entrance hall.

## Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the entrance hall.

## Bedroom 1 12'9" x 10'6" (3.90m x 3.21m)

Double bedroom with built-in wardrobe. Further built-in storage cupboard. Radiator. Dual windows to the front aspect. Door to the landing.

## Bedroom 2 10'1" x 7'10" (3.09m x 2.39m)

Well proportioned bedroom with window to the rear aspect. Radiator. Door to the landing.

## Bathroom

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled p-shaped bath with wall mounted shower over. Tiled to wet areas. Obscured window. Door to landing.

## Studio/Office/Garden Room 20'8" x 14'0" (6.31m x 4.28m)

Constructed from hempcrete, offering a variety of uses. Dual windows to the rear garden and a further central light well window. Power, light and plumbing. Door leading to the veranda.

## Outside - Rear

Mainly laid to lawn with a patio area to the rear of the house with access to an open storage area. A central pathway leads to the studio/office/garden room with a veranda. Built-in BBQ area with patio area. Glazed door leading to the kitchen/dining room. Access gate leading to the front driveway. Pedestrian door leading to the garage. Timber lean to storage.

## Outside - Front

Lawned area with some shrub planting to the border. Hardstanding driveway leading to the garage, providing off road parking. Access gate to the rear garden.

## Garage

With double doors opening to the driveway. Pedestrian door leading to the rear garden.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (South Cambs)

Property Type - Semi Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 65 SQM

Parking – Garage & Driveway, EV charging point

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

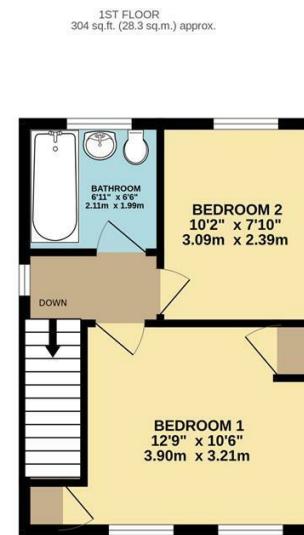
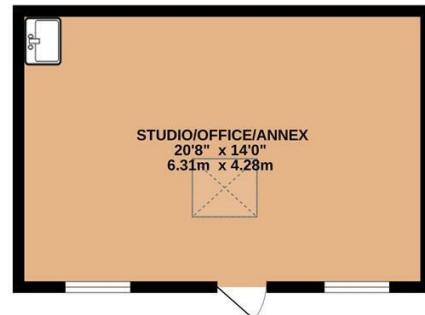
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

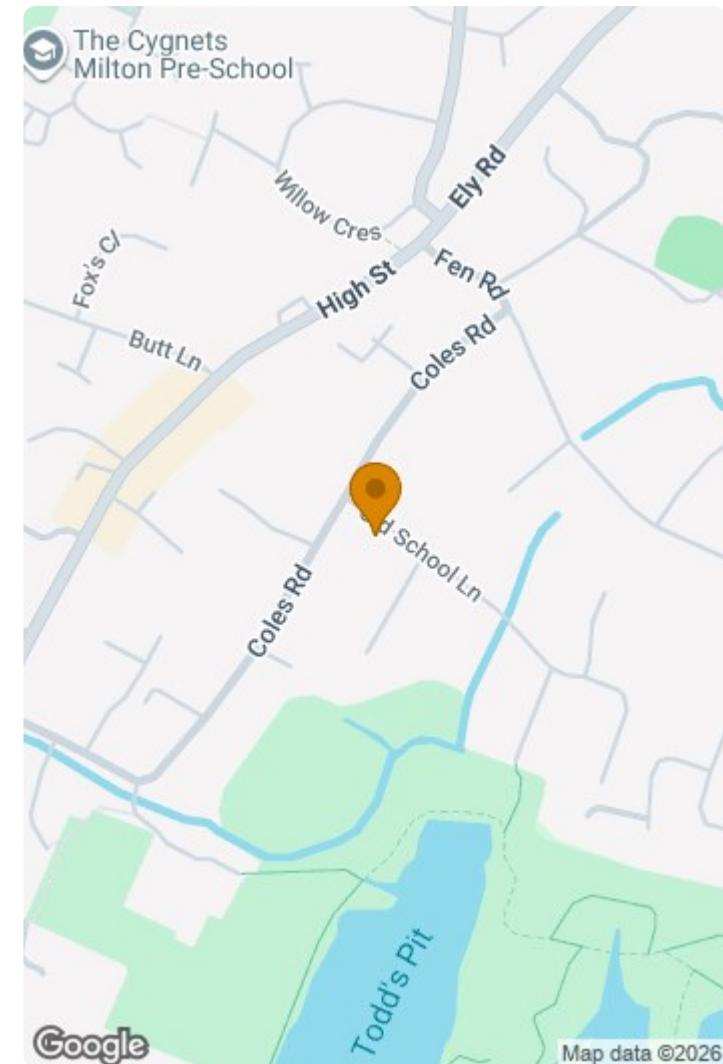
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

Milton is a village just north of Cambridge. The village of a huge variety of amenities including various eateries and public houses and a large Tesco store. Milton country park offers pleasant walks beside lakes, and offers various activities. There is a primary school in the village and secondary education is offered at Impington Village College or St Bede's, Cambridge. Cambridge is easily accessible by road, cycle ways and public transport.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			79
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

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