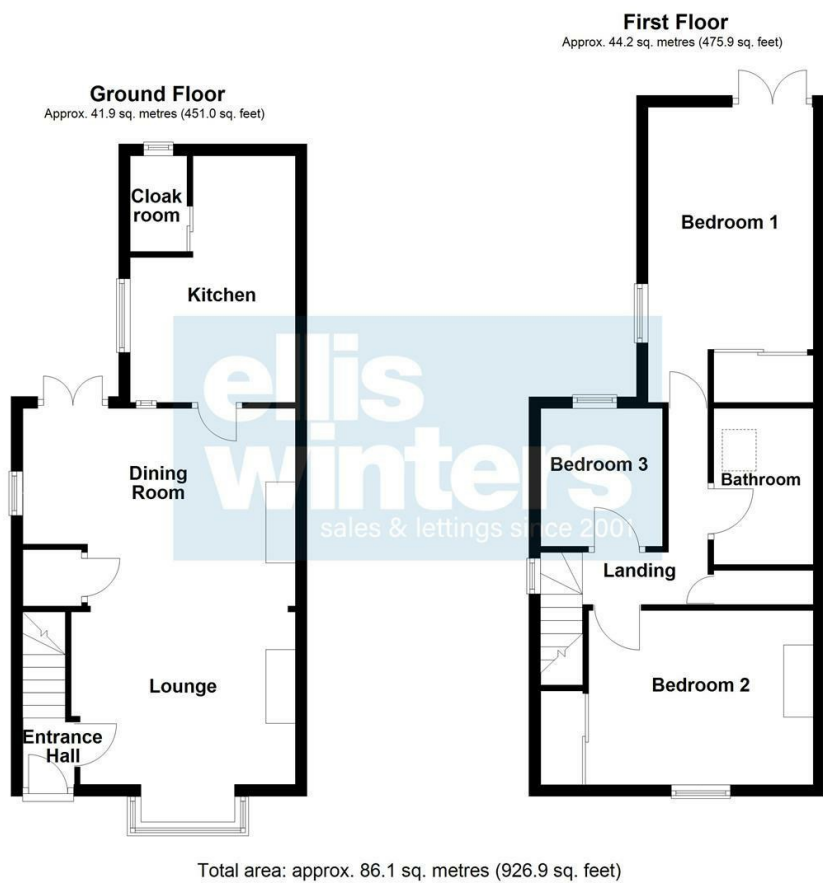




- Ground Floor
- Entrance Hall
- Lounge
3.80m (12'6") x 2.93m (9'7")
- Dining Room
4.62m (15'2") max x 3.35m (11')
- Kitchen
4.18m (13'9") x 2.80m (9'2") max
- Cloakroom
- First Floor
- Landing
- Bedroom 1
5.01m (16'5") x 2.80m (9'2")
- Bedroom 2
3.94m (12'11") x 2.95m (9'8")
- Bedroom 3
2.34m (7'8") x 2.06m (6'9")
- Bathroom

Outside
To the front is a gravelled driveway providing off-road parking for one to two vehicles, and gated access to the rear.
To the rear of the property is an enclosed garden, that is laid mainly to lawn with mature hedges and a paved patio seating area. There is an outside storage cupboard, and gated access to the rear, which provides access to a generous allotment which is rented at a cost of £10 per annum.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: F
Agents note: The allotment is currently rented by the vendor and can be transferred to a new owner should they wish. It is £10 per annum. There is access to the loft space/storage room via the wardrobe in bedroom two. This space is well insulated, has power and light connected and a skylight window.

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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OFFERS OVER

£375,000

The Green

Lolworth, Cambridgeshire, CB23 8HF

PROPERTY SUMMARY

****Offers Invited Between £375,000 - £400,000****

A charming and extended, semi-detached home in a scenic village location, overlooking a green. This superb home features two reception areas with feature fireplaces, a modern kitchen, a modern cloakroom, three bedrooms, a family bathroom, a driveway, an enclosed rear garden, and access to a generous allotment. The property is ideally located, being within short distances to a play park, the village hall, and main road links to amenities, schools, the A1307 to Huntingdon's mainline train station, and the A14 to Cambridge. Offered with no onward chain, a viewing is highly recommended.

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