

27 Lambs Lane, Cottenham, Cambridge, CB24 8TB

Offers Over £725,000 Freehold

REDMAYNE ARNOLD & HARRIS

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LOCATED WITHIN A SHORT STROLL OF COTTENHAM HIGH, STREET, THIS BESPOKE FOUR-BEDROOM DETACHED HOME HAS RECENTLY BEEN EXTENDED, PROVIDING A LARGE OPEN PLAN LIVING SPACE OPENING ONTO THE GENEROUS SOUTH FACING GARDEN TO THE REAR.

- Extended detached house
- Constructed in 1975
- 0.14 acre plot
- Driveway parking and garage
- Council tax band-E
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- 1863.8 sqft/173.2 sqm
- Gas fired central heating to radiators
- EPC-C / 74
- Private EV charger

Originally constructed in 1975, this stunning family home has later been extended to provide generous living accommodation measuring 173.2 sqm / 1863.8 sqft across two floors.

Upon entering the property through the main front door, you are greeted by a spacious lobby and entrance hall with ample space to put shoes and coats, a turning staircase leading up to the first floor and a separate WC nestled off the main lobby. Off the entrance hall is a generous study/playroom with double aspect windows facing the front and side. The Hub of the house is to the rear of the ground floor and here you will find a substantial open plan Living Space with a modern kitchen tucked neatly to one side, a living space the opposite side and a dining area with ample space for a large dining table and chairs. The extended part of the house is flooded with natural light thanks to its southerly aspect, large skylight and two sets of bi-folding doors which open seamlessly into the rear garden. completing the ground floor accommodation is a utility area with its own independent access to the side of the property taking you through to the front and rear garden.

To the first floor is a landing space with access up to the loft, and a window above the stairs drawing in natural light all the way through to the entrance hall below. There are four bedrooms to the first floor with all four bedrooms being well proportioned double rooms. The master bedroom of the property benefits from its own en-suite bathroom with a walk-in shower, sink basin with vanity unit below and a low-level WC. Serving the remaining three bedrooms is a recently replaced shower room with walk in shower, low level WC and sink basin with vanity unit below.

Externally – The property occupies a generous plot measuring in the region of 0.14 acres. To the front is a brick wall perimeter with a paved pathway leading up to the front door. To the side of the property is a concrete laid driveway with parking for several cars and a brick-built garage beneath a flat roof beyond. The rear garden of the property is perfect for families, fully enclosed and benefitting from a large, decked area accessible off both sets of bi-folding doors and running the full width of the house. The rest of the garden is laid largely to lawn with mature trees running along each side and benefits from a summer house to the rear which has been used as a work from home space.

Location
Cottenham is a large and thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band- E

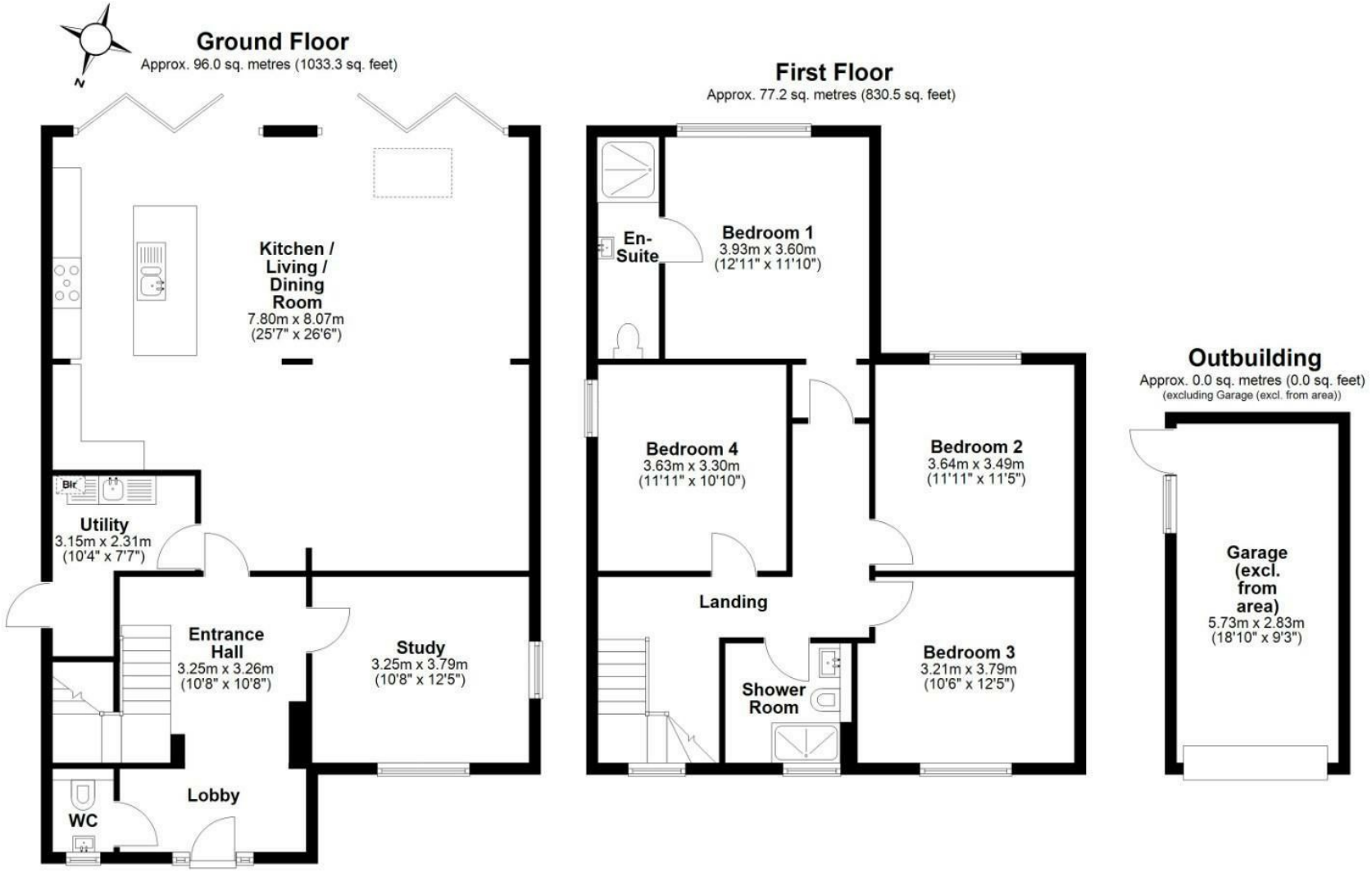
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

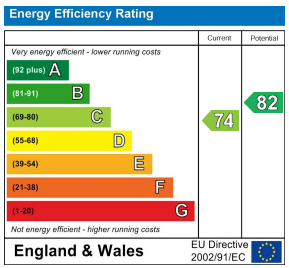








Total area: approx. 173.2 sq. metres (1863.8 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.




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