



Lee Close, Cottenham
CB24 8AG

Pocock + Shaw

2 Lee Close
Cottenham
Cambridge
Cambridgeshire
CB24 8AG

Ideally located in a tucked away traffic-free position close to the village centre and High Street, with well proportioned front and rear gardens, with garage and parking to the rear.

- Entrance lobby
- Cloaks WC
- Spacious sitting room
- Kitchen dining room
- Landing
- Three bedrooms
- Family bathroom
- Single garage
- Off road parking to rear
- Front side and rear gardens

Offers in region of £390,000



A very spacious and well presented three bedroom semi detached home ideally located in a tucked away traffic-free position close to the village centre and High Street. With well proportioned front and rear gardens, with garage and parking to the rear.

The highly regarded primary school, Village College and shops are all within easy walking distance.

Entrance door to :

Entrance lobby Door to:

Cloaks WC Fitted suite with wash basin and close coupled WC, window to the side.

Sitting room

Sitting room 17'3" x 11'10" (5.26 m x 3.61 m) Bay window to the front and window to the side, stairs rising to the first floor, coved cornice and recessed spotlights to ceiling, opening to:

Kitchen Dining room 17'3" x 10'4" (5.26 m x 3.15 m) Double French doors to the rear with glazed side panels and further window to the rear. Kitchen area with fitted range of shaker style units set under a contrasting work surface, inset single drainer stainless steel sink unit, range of matching base units. Inset five burner stainless steel gas hob, with single oven beneath and canopy extractor above. Space and plumbing for washing machine, matching wall mounted cupboards. Built in under stairs storage cupboard, door to side. Ceramic tiled splashback and floor.

Landing Window to the side, access to loft space.

Bedroom one 10'8" x 10'6" (3.25 m x 3.20 m) Window to the front, double fitted wardrobe, radiator, coved cornice and recessed spotlights.

Bedroom two 9'10" x 8'6" (3.00 m x 2.59 m) Window to the rear, double fitted wardrobe, radiator, coved cornice.

Bedroom three 8'5" x 6'7" (2.57 m x 2.01 m) Window to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath. Shower above. ceramic tiling in part to the walls, window to the front. Radiator.

Outside To the front, the property is set in a walk way traffic free location with a walled front garden, lawn area, and mature shrubs. Gated pedestrian access to the side leading to an enclosed side and rear garden. Lawn and patio, gated pedestrian access to the rear parking space and :

Single garage 16'6" x 8'3" (5.03 m x 2.51 m) Up and over door, eaves storage.

Services All mains services are connected.

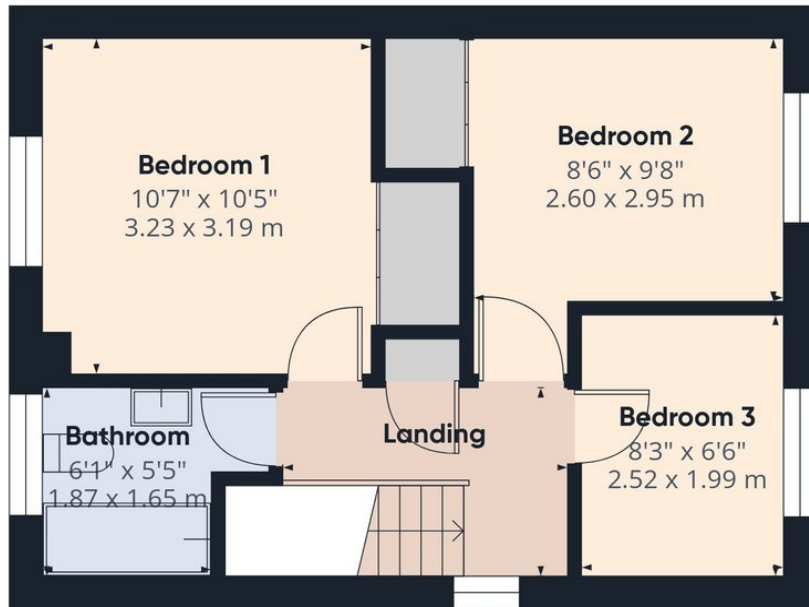
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

800 ft²
74.3 m²



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