



COOTES LANE

74 sqm / 802 sqft

Driveway / off street parking

270 sqm / 0.06 acre

1950s - freehold

Semi-detached house

EPC - C / 71

2 bed, 1 recep, 1.5 bath

Council tax band - C

A beautifully renovated and extended two-bedroom semi-detached home, ideally located close to local schools, amenities, and the guided bus route. Offering a bright open-plan living space with bi-fold doors, modern kitchen, utility room, downstairs WC, and high-quality décor throughout. The property benefits from solar panels, a generous rear garden with a finished studio, and ample off-road parking. Situated near the scenic RSPB Fen Drayton Lakes, this stylish home is perfect for buyers seeking modern living in a desirable village setting.



Guide Price  
£350,000.00



Beautifully renovated semi-detached home, perfectly positioned in a desirable village setting close to RSPB Fen Drayton Lakes, local schools, and excellent transport links. Thoughtfully extended and finished to a high specification throughout, the property offers modern open-plan living with an emphasis on light, space, and contemporary comfort.

As you step through the timber front door, you are greeted by a welcoming entrance hall featuring stylish herringbone flooring and a useful under-stairs storage cupboard.

The ground floor opens into a bright and airy lounge/kitchen/diner, designed for modern living and entertaining and features a beautiful wood-burning stove. The space enjoys bi-fold doors that flow effortlessly onto the rear garden, as well as additional windows to the front, flooding the room in natural light. The kitchen area is fitted with sleek base units, a complementary worksurface with breakfast bar, integrated appliances, a ceramic sink with mixer tap, and a gas hob with extractor. The open-plan layout is completed with a warm, cohesive finish thanks to the continued herringbone flooring.

Just off the main living area is a practical utility room with its own external access, offering space for appliances and additional storage. A conveniently located downstairs WC completes the ground floor.

Upstairs, the property features two well-proportioned double bedrooms. The main bedroom enjoys dual-aspect windows, while the second bedroom includes a charming feature fireplace. The family bathroom is beautifully presented with a modern three-piece suite, a shower over the bath, and contemporary tiling.

Outside, the rear garden is enclosed with timber panel fencing and offers a peaceful retreat with a lawned area, patio for outdoor dining, and the added benefit of an outside tap and electric sockets. Additionally, there is a studio building providing an excellent additional work/family space to be enjoyed. To the front, a gravel driveway provides generous off-road parking, complemented by mature planting, raised beds and hedging.

This superb home has been fully renovated to create a stylish, move-in-ready space in a highly sought-after location.

Fen Drayton lies approximately nine miles north-west of Cambridge, with the historic riverside town of St Ives just three miles away and Huntingdon within easy reach. The setting offers a genuine village environment while remaining well connected to key employment centres and transport hubs.

The village itself provides the essentials for day-to-day life. There is a well-regarded primary school, village hall hosting regular community events and a café, recreational playing fields, tennis courts and The Three Tuns, a traditional thatched pub serving as a natural social focal point. Carriages of Cambridge adds a distinctive local touch, offering afternoon tea in restored railway carriages. For families, the combination of schooling, open space and community activity creates a practical and sociable place to live. For young professionals, it offers the appeal of countryside surroundings without isolation.

Fen Drayton Lakes, a 267-acre RSPB nature reserve, sits on the edge of the village and provides extensive walking routes, wildlife habitats and open landscapes. It is a rare amenity to have such accessible green space of this scale directly on the doorstep.

Connectivity is a particular strength. The A14 and M11 are easily accessed, providing efficient road links towards Cambridge, Huntingdon, London and the wider region. Mainline rail services operate from Huntingdon (approximately eight miles) and Cambridge (approximately nine miles), offering direct services into London. The Guided Busway runs nearby at Fen Drayton Lakes, with regular routes into central Cambridge, Cambridge station and Addenbrooke's Biomedical Campus, as well as connections to St Ives, Huntingdon, Peterborough and Royston.

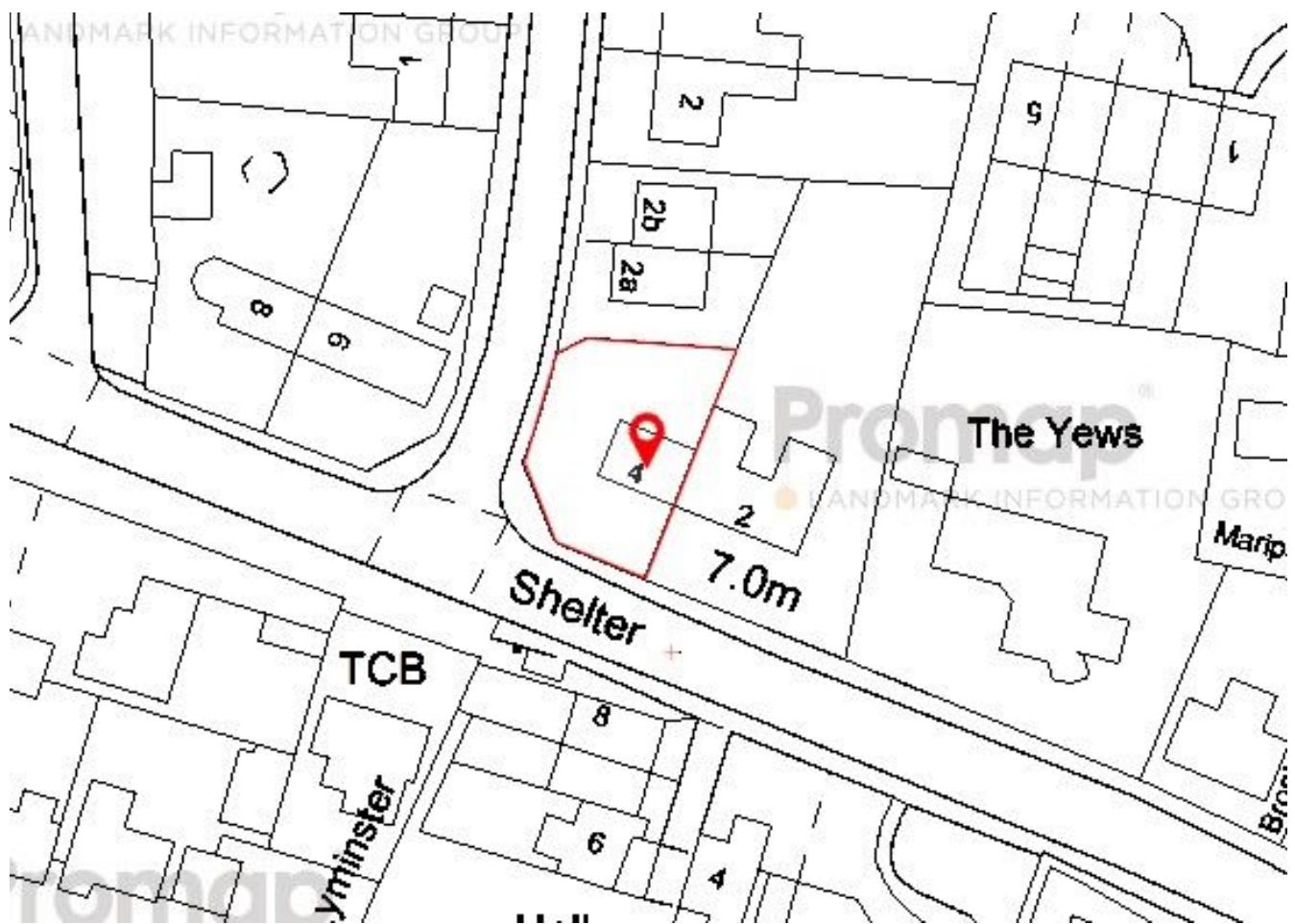
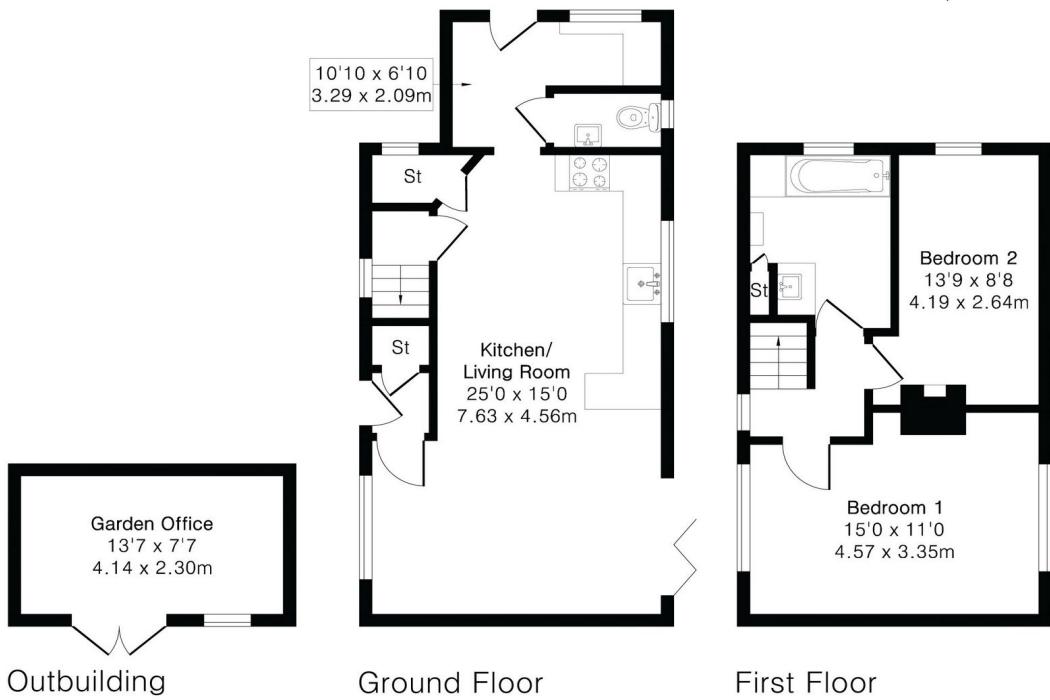


**Approximate Gross Internal Area 828 sq ft - 77 sq m  
(Excluding Outbuilding)**

Ground Floor Area 453 sq ft - 42 sq m

First Floor Area 375 sq ft - 35 sq m

Outbuilding Area 102 sq ft - 10 sq m



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