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3 Meadow Lane, Over, Cambridge, CB24 5NF

An opportunity to purchase a detached single story residence with generous gardens, offering scope for further development or replacement subject to the necessary consents being obtained. The property is located in a picturesque setting within this eagerly sought after and well served village.

Guide Price **£375,000**

- 3 Bedrooms
- Kitchen
- Living Room
- Dining Room
- Conservatory
- Bathroom
- Loft Room
- Generous Gardens



Over is a large village located 11 miles north west of Cambridge, ideally located for major routes such as the A14 and A10. The village has a variety of local amenities including including a primary school, shop, public house, church and cricket club. Further facilities are available in the nearby villages of Willingham and Swavesey.

ENTRANCE HALL

with radiator, loft hatch with drop down ladder, cupboard housing water tank and fitted shelves, further high level cupboard.



DINING ROOM

with windows to front and side aspect, radiator, open fire with tiled hearth and surround, through to:

LIVING/FAMILY ROOM

with fitted cupboards, window to side aspect, gas fire with tiled hearth and back boiler.

KITCHEN

with a range of fitted wall and base units with tiled splashbacks, inset stainless steel sink with mixer tap and drainers, windows to side and



rear aspect, door leading through to conservatory, space for cooker, plumbing for washing machine and space for full height fridge/freezer.

CONSERVATORY

with door leading to garden.

MASTER BEDROOM

with window to front aspect, radiator, fitted wardrobes and vanity desk with fitted drawer and cupboards above.

BEDROOM 2

with radiator, window to side aspect.

BEDROOM 3

with radiator, window to rear aspect.

FAMILY SHOWER ROOM

with suite comprising low level w.c., wash hand basin, walk-in shower with wall mounted shower, tiled surround, privacy window to rear aspect, wall mounted electric heater.

LOFT ROOM

with a galvanised single glazed opening light and window to rear aspect.

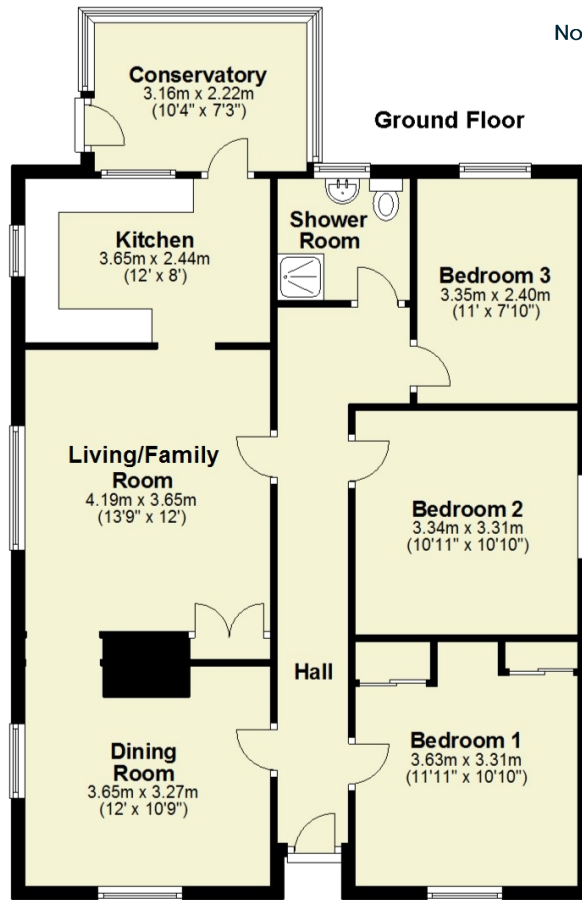
OUTSIDE

The property is approached via a large gravelled drive with well stocked front garden and shrub and hedgerow border leading to the side of the property with further parking for several vehicles which in turn leads to a DETACHED GARAGE with metal up and over door with windows to side and brick built shed to the rear.

To the rear of the property is a generous enclosed garden principally laid to lawn with an array of mature trees and flower and shrub borders. Further rear garden which again is principally laid to lawn with mature trees and well stocked borders.





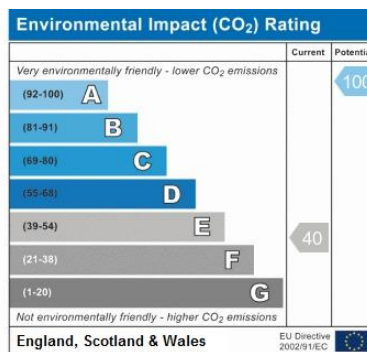
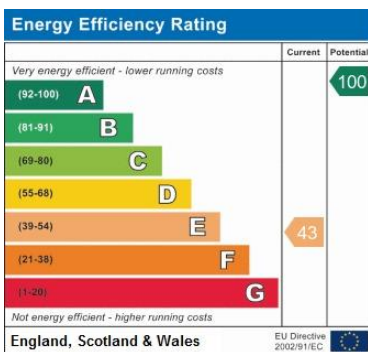


Not to scale, for guidance purposes only

Approx. gross internal floor area 93 sqm (1000 sqft)

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: D

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.