



**Northfields, Lode CB25 9EU**

**Guide Price £295,000**



**Morris Armitage**

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## Northfields, Lode CB25 9EU

A well located semi detached bungalow positioned on a generous plot in the popular village of Lode available with NO UPWARD CHAIN.

The accommodation comprises of a living room, kitchen/diner, two bedrooms and a bathroom.

Externally, there is a generous front, rear and side garden which offers the opportunity to extend and still retain a large garden. The property is in need of some general modernisation and must be seen to be fully appreciated.

Lode is a small, picturesque village located about 6 miles northeast of Cambridge, known for its tranquil surroundings and rural charm. For more extensive shopping and amenities, residents typically travel to nearby Cambridge, which offers a wide array of shops, restaurants, and cultural attractions, including the historic university and museums. The village is well-connected by road and public transport, making it convenient to access Cambridge and surrounding areas, such as Newmarket (approximately 15 miles away) and Ely (around 11 miles away). With scenic walks and a friendly community atmosphere, Lode is an appealing choice for those seeking a quieter lifestyle close to the vibrant city of Cambridge.

### Entrance Hall

With doors to all rooms.

### Kitchen/Diner

Fitted with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks. Wood effect flooring. Radiator. Window to rear aspect. Glazed door to rear lobby. Door to entrance hall.

### Living Room 11'11" x 10'7" (3.64m x 3.25m)

Generous living room with dual windows to front aspect. Radiator. Door to entrance hall.

### Bedroom 1 11'4" x 10'9" (3.46m x 3.29)

Spacious double bedroom with window to front aspect. Radiator. Door to entrance hall.

### Bedroom 2 8'6" x 7'8" (2.60m x 2.36m)

Double bedroom with window to rear

aspect. Radiator. Door to entrance hall.

### Bathroom 7'8" x 6'8" (2.36m x 2.05m)

White suit comprising, low level, concealed cistern, W.C., wall mounted hand basin with built-in cabinet under and panelled bath. Tiled throughout. Obscured window. Door to entrance hall.

### Rear Lobby

With doors leading to front and rear and kitchen/diner.

### Outside - Front

Driveway providing off road parking, leading to garage with up and over door. Pathway leading to front porch and rear garden. Planted borders.

### Outside - Rear

Well maintained garden with large lawned area with pathway leading to front and rear. Patio area. Planted borders.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)  
Property Type - Semi-Detached Bungalow

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 56 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

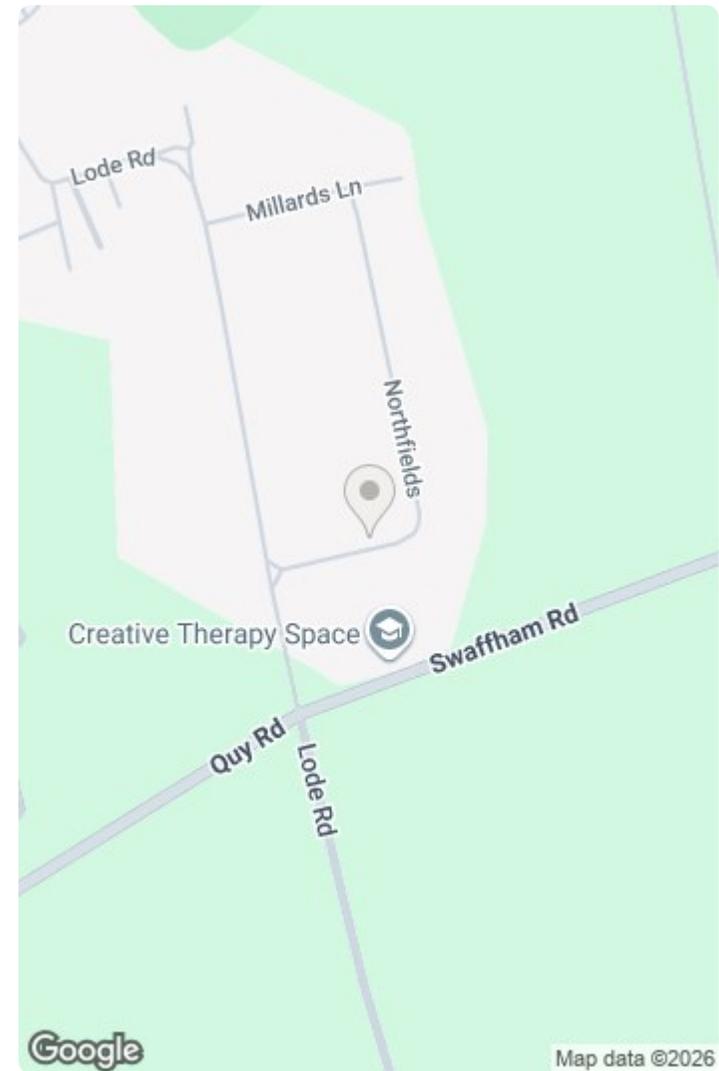
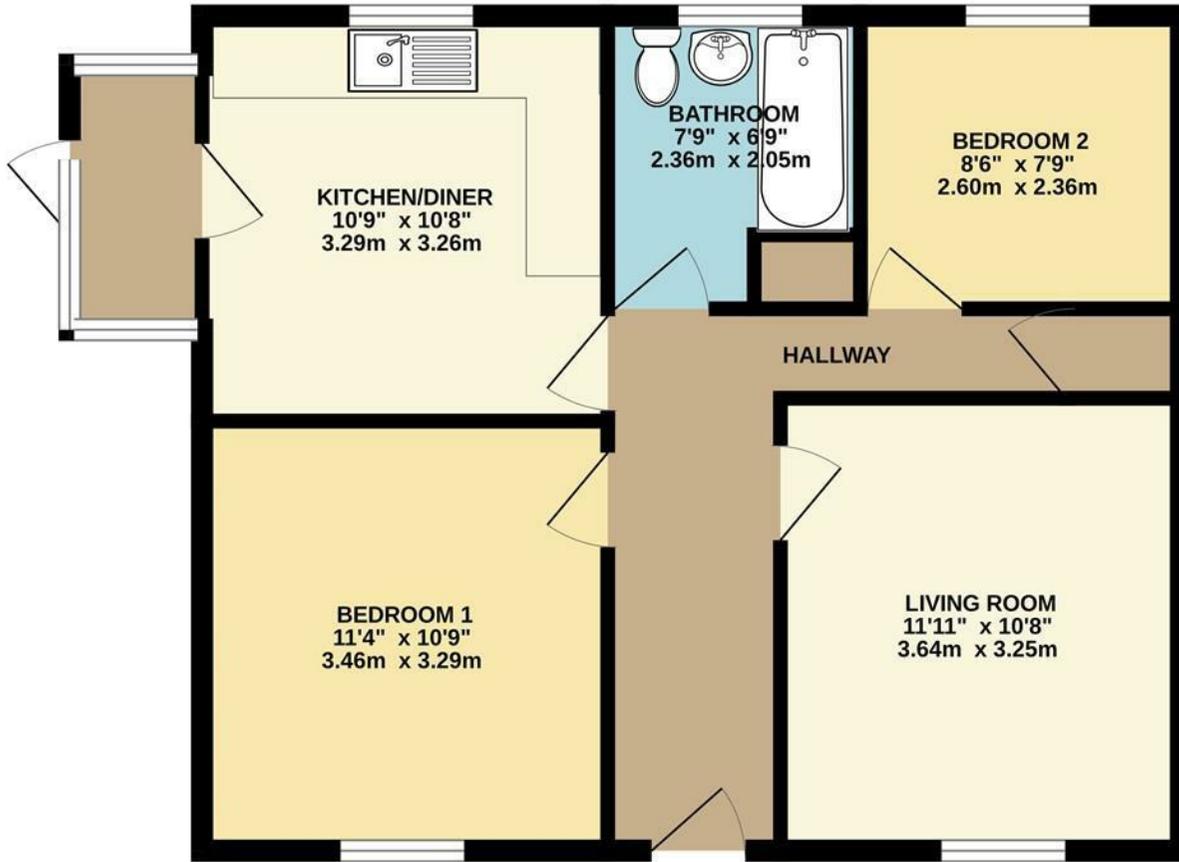
Broadband Type – Superfast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



**GROUND FLOOR**  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
82-91pt A	82-91pt A		89				
71-81pt B	71-81pt B	71					
62-70pt C	62-70pt C						
53-61pt D	53-61pt D						
43-52pt E	43-52pt E						
35-42pt F	35-42pt F						
2-34pt G	2-34pt G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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